



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2186 – **PEACEFUL HAMLET**

RESTORED HAMLET WITH HOBBY VINEYARD FOR SALE IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany
www.romolini.co.uk/en/2186



Interiors
375 sqm

Bedrooms
4 (up to 5)

Bathrooms
5

Land
8,000 sqm

Vineyards
1,500 sqm

Bottles of wine
650 max

Olive grove
55 trees

Oil
60 liters

These restored country houses are set in a very panoramic and private position on the hills surrounding Anghiari, with a breathtaking view over the Tiber Valley. The two main farmhouses (305 sqm), equipped with all the modern comforts but with their rustic charm pretty much untouched, feature a total of 4 bedrooms and 5 bathrooms, with stunning living rooms preserved in their rustic appearance, with wooden beams, fireplaces and terracotta tiles. Just over 8,000 sqm of land include a hobby vineyard and a few olive trees.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2186 – PEACEFUL HAMLET

TYPE: country house with hobby vineyard and olive grove

CONDITIONS: restored

LOCATION: hilly, very panoramic

MUNICIPALITY: Anghiari

PROVINCE: Arezzo

REGION: Tuscany

INTERIORS: 375 square meters (4,035 square feet)

TOTAL ROOMS: 13

BEDROOMS: 4

BATHROOMS: 5

MAIN FEATURES: stone walls, original terracotta floors, stone fireplaces, wooden beams, wisteria-covered pergola, painter workshop, hobby vineyard, cellar, olive trees, paved walkways

LAND: 8,000 square meters (2.0 acres)

GARDEN: yes, well maintained

ANNEXES: guesthouse, rural outbuilding

ACCESS: unpaved road

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private wells (30 m | 60 m)

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Anghiari (7km; 10'), Sansepolcro (15km; 20'), Città di Castello (28km; 35'), Monte Santa Maria Tiberina (28km; 45'), Arezzo (30km; 40'), Umbertide (52km; 50'), Cortona (52km; 1h), Perugia (81km; 1h 10'), Montepulciano (85km; 1h 20'), Pienza (93km; 1h 35'), Florence (106km; 1h 45'), Siena (106km; 1h 30'), Montalcino (107km; 1h 50'), San Gimignano (148km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h 5'), Firenze Vespucci (123km; 1h 40'), Pisa Galilei (183km; 2h 20'), Bologna Marconi (191km; 2h 20'), Roma Ciampino (264km; 3h), Roma Fiumicino (277km; 3h)

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Via Trieste n. 10/c, 52031 Anghiari (AR) Italy

Tel: +39 0575 788 948 – Fax: +39 0575 786 928 – Mail: info@romolini.com



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Services are available in the characteristic medieval hamlet of Anghiari (8km; 10') and many of the most notable centers of Tuscany and Umbria can be easily reached by car (Sansepolcro, Arezzo, Città di Castello, Montepulciano, Cortona, Perugia...).

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (200 sqm – 2,152 sqft, 1 bedroom and 3 bathrooms) is laid over two floors, following the typical Tuscan layout. The lower level was once used as stables for the animals but has nowadays been converted into a cozy living area, brightened by three ample windows. On the rear of the building, through two archways, one gets to the kitchen, equipped with modern appliances, to a small pantry/coffee room and a guest powder bathroom. At one end of the kitchen, a door opens onto a cozy loggia with BBQ.

A stone staircase leads to the upper floor, in a spacious rustic living hall with fireplace. From here, a French window exit onto the garden. A door opens into a beautiful master bedroom, equipped with air conditioning and separate "his & her" bathrooms, each with closets and extra storage space. Back to the living hall, another staircase leads further up onto a large loft space that is currently used as a double office but could easily become a bedroom if needed.

A **guesthouse** (105 sqm – 1,130 sqft, 3 bedrooms and 2 bathrooms) is located right next to the farmhouse and is also set on two floors. The lower level includes a cozy sitting room, eat-in galley kitchen, master bedroom, bathroom and a convenient walk-in closet. The upper floor with direct access from outside includes two bedrooms and a shared bathroom. All the bedrooms have air conditioning.

On the rear, the house is enriched by a paved pergola covered in wisteria that blooms in spring giving the house a very vibrant color.

Right below the terrace of the guesthouse is a **workshop** (30 sqm – 323 sqft) that could also double as a laundry and/or storage room if space is needed.

An **old barn** (40 sqm – 430 sqft) is used on the ground floor as a tool room and wine cellar, while on the upper floor it has been converted into a small artist studio, but could also become a small independent accommodation if needed.

In a defiladed position is a **wood-and-metal shed** (62 sqm – 667 sqft) that is used as a shelter for vehicles and, if preferred, for cars (up to four can be easily parked in here).

STATE AND FINISHES

The buildings date back to the 15th century and have all been restored by the current owners, who bought the property some 25 years ago. Since then, everything has always been taken care of, with constant maintenance and renovations whenever necessary. The county houses have kept their original look intact, with stone walls, wooden beams, the huge fireplace and the terracotta tiles typically found in Tuscan country houses. At the same time, however, it was also decided not

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to give up on modern commodities, and the house has been adapted to 21st-century living, with high-quality appliances and an air conditioning system for all the bedrooms.

EXTERIORS

The property comes with five terraces, two covered by beautiful flowered pergolas and one (outside the main house) with a stone fireplace. All of these terraces enjoy stunning views of the Tuscan hills and have been designed to take advantage of the morning sun on cool days and shade for the evenings.

The property is set in approximately 8,000 sqm of land. Here we find a beautiful and well-maintained garden with stone walls and paved walkways, a **small hobby vineyard** (five rows of Sangiovese, Merlot and Trebbiano vines, producing up to 500 liters of wine per year) and 55 **olive trees** (capable of producing roughly 60 liters of oil in good years), fully fenced to keep out unwanted animals.

The property could also accommodate a swimming pool: a project for this had been approved around 2007, but the owners decided not to proceed at the time.

FLOOR PLANS



Scan the QR code to download the complete floor plans of the property

EXTERIORS PHOTOS



EXTERIORS PHOTOS



INTERIORS PHOTOS



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