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Ref. 2231 – **CASTELLETTO ANGIARI**

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## **SMALL CASTLE WITH RENOVATION PROJECT FOR SALE IN TUSCANY, ANGIARI**

**Anghiari – Arezzo – Tuscany**  
[www.romolini.co.uk/en/2231](http://www.romolini.co.uk/en/2231)



**Interiors**  
445 sqm

**Bedrooms**  
3 (up to 9)

**Bathrooms**  
1 (up to 5)

**Land**  
1,500 sqm

These Tuscan stone country houses are located inside a medieval castle in the countryside of Anghiari. The restored building (140 sqm) currently houses 3 bedrooms, and it is also possible to restore a ruined farmhouse (205 sqm) to create more habitable space (up to 6 bedrooms). Along the gentle slope of the hill, the country house enjoys over 1,500 sqm of private garden.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2231 – CASTELLETTO ANGHIARI

**TYPE:** rustic country houses

**CONDITIONS:** one restored, the other to be restored

**LOCATION:** inside a medieval castle

**ACCESS:** unpaved road (300 m)

**INTERIORS:** 445 square meters (4,788 square feet)

**BEDROOMS:** 3 (up to 9)

**BATHROOMS:** 1 (up to 5)

**ANNEXES:** ruined country house, shed

**MAIN FEATURES:** stone walls, wooden beams, terracotta flooring, old walls of the castle, paved courtyard, garden, tool shed, stone arches

**EXTERIORS:** 1,500 square meters (16,140 square feet)

**GARDEN:** yes, well maintained

**ELECTRICITY:** already connected

**WATER SUPPLY:** well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG (energy class G)

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Anghiari (4km; 5'), Sansepolcro (13km; 20'), Caprese Michelangelo (20km; 25'), Città di Castello (25km; 28'), Arezzo (28km; 38'), Cortona (52km; 1h), Gubbio (76km; 1h 5'), Perugia (78,4km; 1h 10'), Montepulciano (82km; 1h 15'), Pienza (88km; 1h 25'), Assisi (92km; 1h 10'), Montalcino (103km; 1h 45'), Siena (102km; 1h 30'), Florence (110km; 1h 35')

## CLOSEST AIRPORTS

Perugia San Francesco (74km; 50'), Firenze Vespucci (127km; 1h 30'), Bologna Marconi (184km; 2h), Pisa Galilei (188km; 2h 15'), Roma Ciampino (255km; 2h 45'), Roma Fiumicino (270km; 2h 50')

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## CASALETTO ANGHIARI

These Tuscan **stone country houses** are located inside a **medieval castle** in the countryside of **Anghiari**. The restored building (140 sqm) currently houses 3 bedrooms, and it is also possible to restore a ruined farmhouse (205 sqm) to create more habitable space (up to 6 bedrooms). Along the gentle slope of the hill, the country house enjoys over **1,500 sqm of private garden**.

The town of **Anghiari**, with all the necessary services, is just 4 km from the property and is easily reached by car. From here one can then reach most of **Tuscany** in less than two hours by car (Arezzo, Cortona, Montepulciano, Siena, Florence...).

## DESCRIPTION OF THE BUILDINGS

The **country house** (140 sqm – 1,506 sqft, 3 bedrooms and 1 bathroom), entirely restored in Tuscan style with stone walls, wooden beams and terracotta floors, is laid over three floors:

- **Ground floor:** cellar;
- **First floor:** kitchen, living room with two bedrooms;
- **Second floor:** bedroom and bathroom.

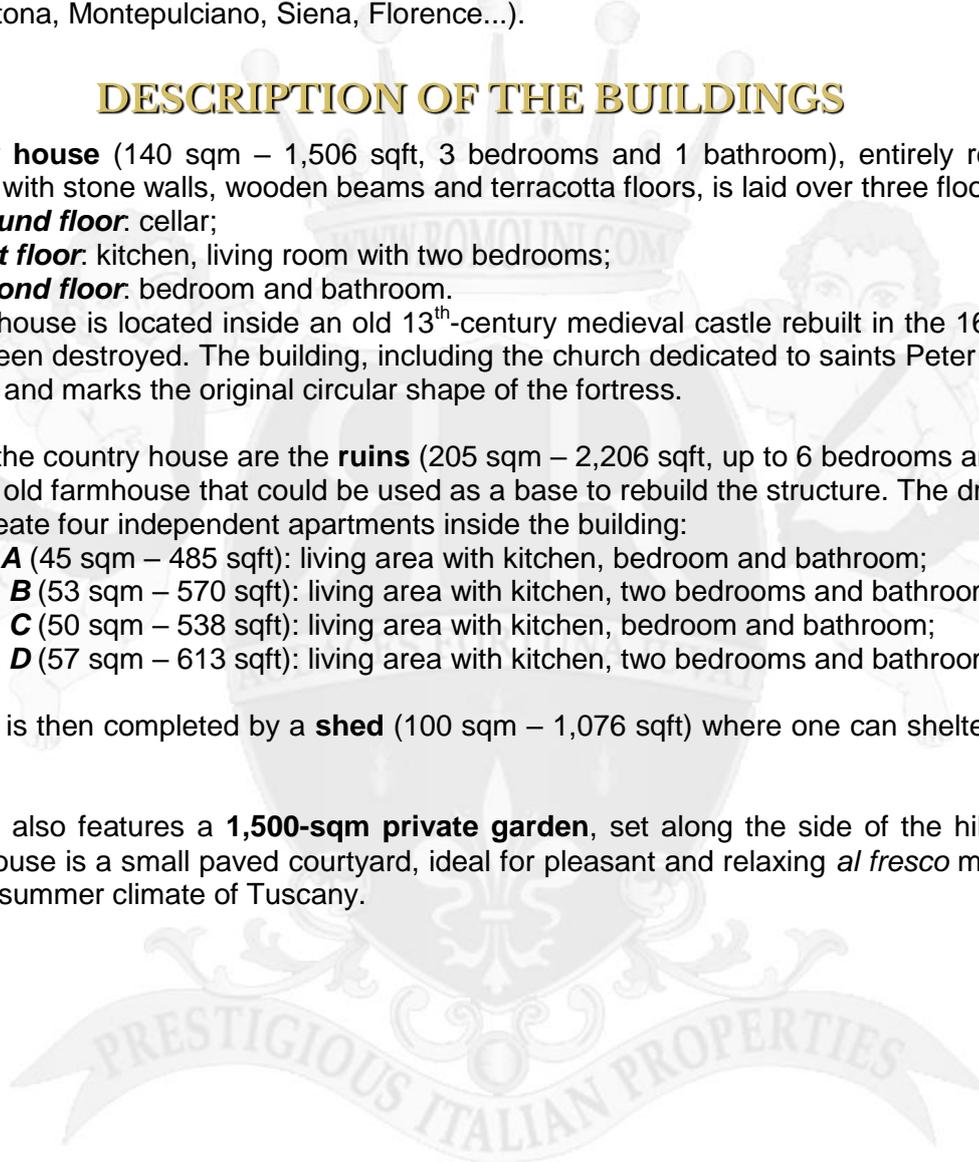
The country house is located inside an old 13<sup>th</sup>-century medieval castle rebuilt in the 16<sup>th</sup> century after it had been destroyed. The building, including the church dedicated to saints Peter and Paul, trace a circle and marks the original circular shape of the fortress.

Not far from the country house are the **ruins** (205 sqm – 2,206 sqft, up to 6 bedrooms and 4 bathrooms) of an old farmhouse that could be used as a base to rebuild the structure. The drafted project would create four independent apartments inside the building:

- **Apt. A** (45 sqm – 485 sqft): living area with kitchen, bedroom and bathroom;
- **Apt. B** (53 sqm – 570 sqft): living area with kitchen, two bedrooms and bathroom;
- **Apt. C** (50 sqm – 538 sqft): living area with kitchen, bedroom and bathroom;
- **Apt. D** (57 sqm – 613 sqft): living area with kitchen, two bedrooms and bathroom.

The property is then completed by a **shed** (100 sqm – 1,076 sqft) where one can shelter vehicles and tools.

The property also features a **1,500-sqm private garden**, set along the side of the hill. On one side of the house is a small paved courtyard, ideal for pleasant and relaxing *al fresco* moments in the pleasant summer climate of Tuscany.

























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