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Ref. 2232 – RUSTICO DEL CASTELLO

DETACHED HOUSE FOR SALE INSIDE A MEDIEVAL CASTLE IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany

www.romolini.co.uk/en/2232



Interiors
240 sqm

Bedrooms
3

Bathrooms
1

Land
750 sqm

This Tuscan stone country house is located inside a medieval castle in the countryside of Anghiari. The building (140 sqm), fully restored and oozing rustic charm, currently houses 3 bedrooms and is completed by a 100-sqm shed to shelter vehicles and tools. Along the gentle slope of the hill, the country house enjoys over 750 sqm of private garden.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2232 – RUSTICO DEL CASTELLO

TYPE: rustic country house

CONDITIONS: restored

LOCATION: inside a medieval castle

ACCESS: unpaved road (300 m)

INTERIORS: 240 square meters (2,582 square feet)

TOTAL ROOMS: 4

BEDROOMS: 3

BATHROOMS: 1

ANNEXES: shed

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

EXTERIORS: 750 square meters (8,070 square feet)

GARDEN: yes, well maintained

ELECTRICITY: already connected

WATER SUPPLY: well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

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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RUSTICO DEL CASTELLO

This Tuscan **stone country house** is located inside a **medieval castle** in the countryside of **Anghiari**. The building (140 sqm), fully restored and oozing rustic charm, currently houses 3 bedrooms and is completed by a 100-sqm shed to shelter vehicles and tools. Along the gentle slope of the hill, the country house enjoys over **750 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 13th-century medieval castle rebuilt in the 16th 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.

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 **750-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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