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Ref. 2253 – **CASALE BALDACCIO**

COUNTRY HOUSE TO BE COMPLETED FOR SALE IN A PANORAMIC POSITION, ANGIARI

Anghiari – Arezzo – Tuscany
www.romolini.co.uk/en/2253



Interiors
230 sqm

Bedrooms
3

Bathrooms
2

Land
7.6 ha

On the hills surrounding Anghiari, in a very quiet and panoramic location, is this 230-sqm country house to be completed. The building is laid over three floors and, once finished, would offer three bedrooms and two bathrooms. The two lower floors are already habitable, while the upper one needs some finishing touches. The land around the house (7.6 ha) is mostly covered in woodland but part of it could be used to landscape a beautiful garden.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2253 – CASALE BALDACCIO

TYPE: country house to be completed

CONDITIONS: to be finishes, habitable

LOCATION: hilly, very panoramic

ACCESS: unpaved road (1.7 km)

INTERIORS: 230 square meters (2,475 square feet)

TOTAL ROOMS: 7

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone walls, wooden beams, archi, ample windows, terracotta flooring, wooden fixtures, systems in place, panoramic view

EXTERIORS: 7.6 hectares (18.8 acres)

GARDEN: to be landscaped

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: under the floor + fireplaces

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Anghiari (6km; 10'), Sansepolcro (16km; 25'), Caprese Michelangelo (18km; 25'), Arezzo (28km; 40'), La Verna (41km; 1h), Cortona (49km; 1h), Montepulciano (76km; 1h 15'), Perugia (80km; 1h 10'), Pienza (83km; 1h 30'), Siena (90km; 1h 45'), Florence (99km; 1h 40'), San Gimignano (143km; 2h 15')

CLOSEST AIRPORTS

Perugia San Francesco (82km; 1h 5'), Firenze A. Vespucci (120km; 1h 40'), Ancona R. Sanzio (167km; 2h 30'), Pisa G. Galilei (182km; 2h 30'), Bologna G. Marconi (191km; 2h 20'), Roma Ciampino (256km; 2h 50'), Roma Fiumicino (271km; 3h)

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CASALE BALDACCIO

On the hills surrounding **Anghiari**, in a very quiet and panoramic location, is this 230-sqm **country house to be completed**. The building is laid over three floors and, once finished, would offer three bedrooms and two bathrooms. The two lower floors are already habitable, while the upper one needs some finishing touches. The land around the house (7.6 ha) is mostly covered in woodland but part of it could be used to landscape a beautiful **garden**.

A grocery shop is available just 3 km from the house, while for all the other services it's just a matter of reaching the medieval town of Anghiari (6km; 10'). The art cities of **Tuscany** (Florence, Siena, Arezzo, San Gimignano, Pienza...) can all be reached in less than two hours by car.

DESCRIPTION OF THE BUILDINGS

The **country house** (230 sqm . 2,475 sqft) is laid over three floors, partially completed:

- **Lower ground floor**: storages and technical room;
- **Upper ground floor**: living room with open-space kitchen, bedroom, bathroom and two spacious rooms to be used as living areas and/or recreation rooms;
- **First floor**: habitable kitchen, two bedrooms and bathroom.

The two lower floors of the building are readily habitable: the house has been built with modern techniques complying with current regulations, but the country house recalls in every aspect typical Tuscan countryside buildings with their characteristic stone walls, wooden beams and terracotta floors. The third level is currently being worked on and only needs flooring and finishing touches; fixtures and systems have already been installed and are in working order.

EXTERIORS

The property also includes **7.6 hectares (18.8 acres)** of land located all around the country house. The area closest to the house, once the building is completed, could be leveled and used to landscape a beautiful panoramic garden overlooking the valley. The remaining part of the property is mostly covered in woodland, a feature ensuring excellent privacy.





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