



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2290 – **CASALE DELLA VIGNA**

## **SUSTAINABLE LUXURY COUNTRY HOUSE FOR SALE IN ANGIARI, TUSCANY**

**Anghiari – Arezzo – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
348 sqm

**Bedrooms**  
7

**Bathrooms**  
7

**Exteriors**  
9,200 sqm

**Photovoltaic system**  
6.0 W

**Energy class**  
A4

**Details**  
Furniture included

This finely restored farmhouse is located not far from the medieval village of Anghiari, in a quiet and very convenient position. The building (305 sqm) has been entirely renovated with conservative methods and converted into a beautiful private house with 5 bedrooms. The old barn (43 sqm) has also been renovated and converted into a small outbuilding with 2 bedrooms. Completing the property is 9,200 sqm of land with a hobby vineyard and 55 olive trees. Furniture is included in the selling price.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2290 – CASALE DELLA VIGNA

**TYPE:** farmhouse

**CONDITIONS:** restored, luxury finishes

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 348 square meters (3,745 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** 7

**BATHROOMS:** 7

**ANNEXES:** guesthouse

**MAIN FEATURES:** ceilings with wooden beams and terracotta tiles, parquet, terracotta and stone flooring, stone fireplaces, photovoltaic system, thermal insulation coating, irrigation system, video-surveillance, remote control for the systems, vineyard, insulated roof, conservative renovation, automatic gate, furniture included

**EXTERIORS:** 9,200 square meters (2.3 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** authorized (taxes already paid)

**ELECTRICITY:** already connected + photovoltaic system (6 kW)

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG (energy class A4)

**HEATING SYSTEM:** heat pump + fan coils + radiators + fireplaces

## CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Sansepolcro (10km; 13'), Città di Castello (23km; 20'), Arezzo (30km; 35'), Cortona (46km; 55'), Perugia (74km; 1h), Montepulciano (79km; 1h 10'), Passignano sul Trasimeno (84km; 1h 10'), Pienza (86km; 1h 20'), Assisi (91km; 1h 10'), Siena (98km; 1h 20'), Florence (108km; 1h 30'), San Gimignano (150km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (73km; 1h), Firenze A. Vespucci (125km; 1h 35'), Bologna G. Marconi (184km; 2h 5'), Pisa G. Galilei (185km; 2h 10'), Roma Ciampino (257km; 2h 45'), Roma Fiumicino (271km; 2h 45')

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## CASALE DELLA VIGNA

This finely restored **farmhouse** is located not far from the medieval village of **Anghiari**, in a quiet and very convenient position. The building (305 sqm) has been entirely renovated with conservative methods and converted into a beautiful private house with 5 bedrooms. The old barn (43 sqm) has also been renovated and converted into a small outbuilding with 2 bedrooms. Completing the property is **9,200 sqm of land** with a **hobby vineyard** and **55 olive trees**. Furniture is included in the selling price.

Services are all available in the village of Anghiari (3km; 5') and other centers of the **Tiber Valley** (such as Sansepolcro and Città di Castello) can be reached in a few minutes by car. Moving away, in less than two hours one can visit the most famous art cities of **Tuscany** (Arezzo, Cortona, Montepulciano, Pienza, Siena, Florence...)

## DESCRIPTION OF THE PROPERTY

The **farmhouse** (305 sqm – 3,282 sqft, 5 bedrooms and 6 bathrooms), entirely renovated using original and valuable materials, is on three floors above ground as follows:

- **Ground floor:** living room with service bathroom, two bedrooms with en-suite bathrooms;
- **First floor:** living hall, sitting room, dining room and kitchen;
- **Second floor:** three bedrooms with en-suite bathroom.

The building then has two loggias (36 sqm – 387 sqft) that can be easily equipped with tables and chairs for relaxing outdoors.

The renovation, carried out in a conservative manner, has made it possible to keep all the typical features of the building unaltered. The floor on the second floor is particularly interesting as it is made entirely of wood with geometrically patterned inlay. The walls are painted in soft, warm colors that make the farmhouse very bright and welcoming. The beams that support the roofs have been maintained and cleaned and give even more charm to the building. The fireplaces that were once placed in almost every room for heating have been preserved and adapted to work with modern stoves and fireplaces that support the heat pump system covering the entire building. Additionally, the systems of the house (lighting, irrigation and video-surveillance) can be remotely controlled.

The **old barn** (43 sqm – 463 sqft, 2 bedrooms and 1 bathroom) has been fully renovated and converted into a lovely two-story guesthouse: on the lower floor is the eat-in kitchen with bathroom and small bedroom, going upstairs is the second bedroom.

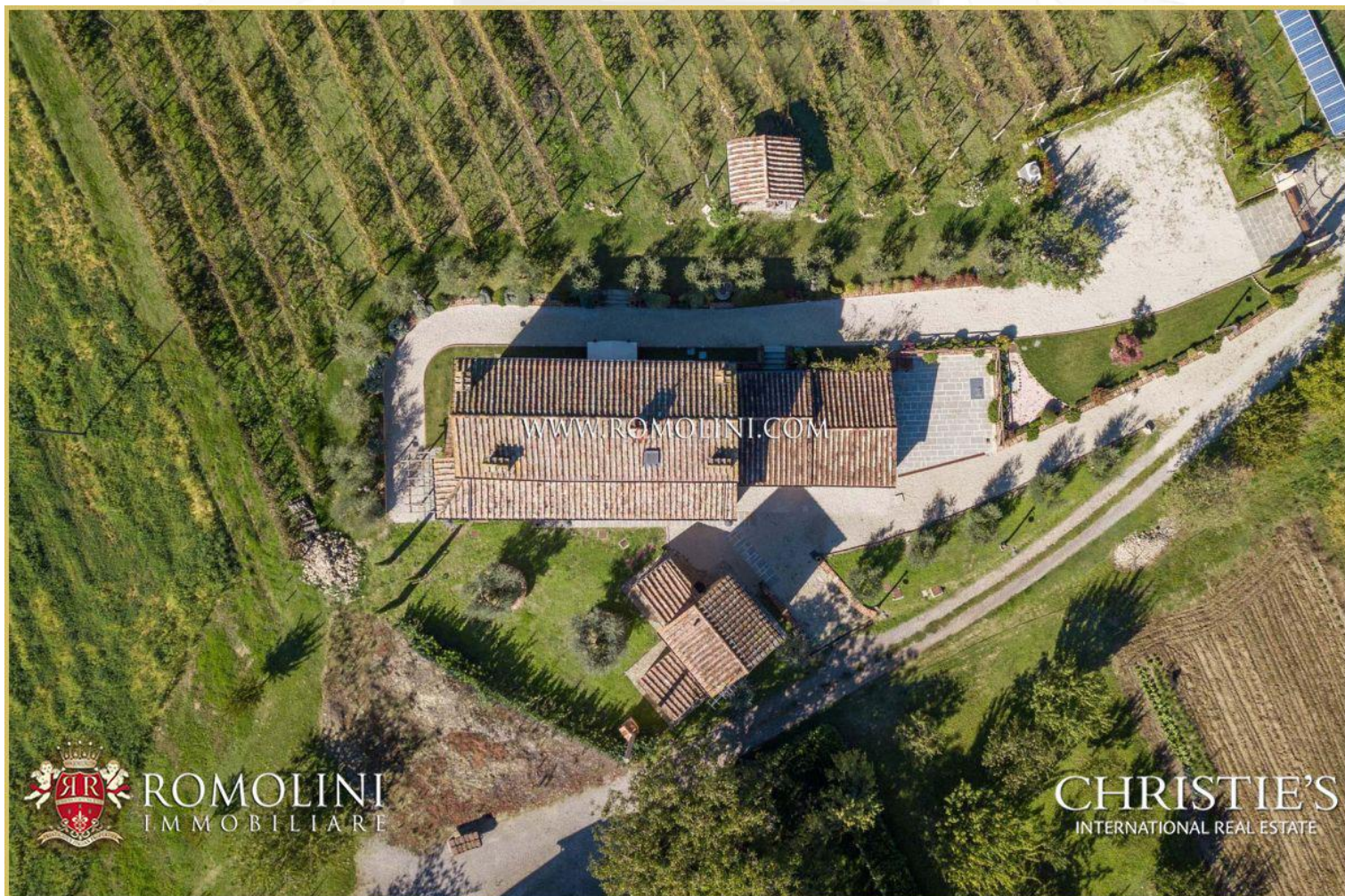
The farmhouse is surrounded by about **9,200 square meters (2.3 acres) of land** with a hobby vineyard (7,000 sqm) that allows the production of a small amount of wine for private use. There are also 55 olive trees that can produce up to 320 kg of olives per year. The private gravel driveway is closed by an automatic gate and leads to a small yard adjacent to the farmhouse where cars can be easily parked. A **6-kW photovoltaic system** supplies electricity to the property which has then a low environmental imprint. Water is supplied by both the mains network (aqueduct) and a private well inside the property for irrigation.

The presence of numerous rooms, combined with the extremely convenient but quiet location of the farmhouse, make the property excellent as an investment if one is looking for a property to put into income. One could in fact rent the farmhouse, either in rooms or as a whole building, and still live on the property while keeping the old barn for oneself.

























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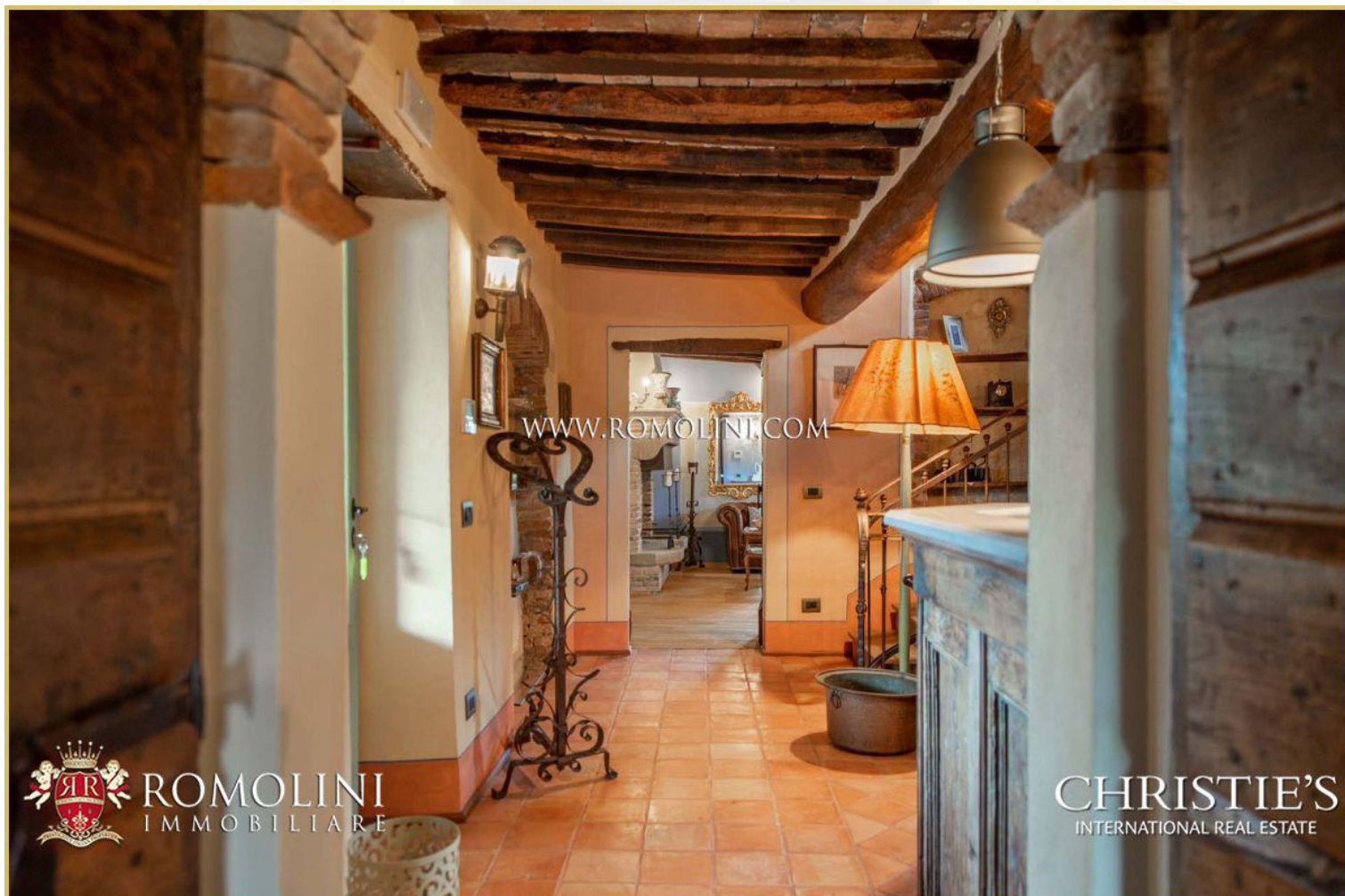




















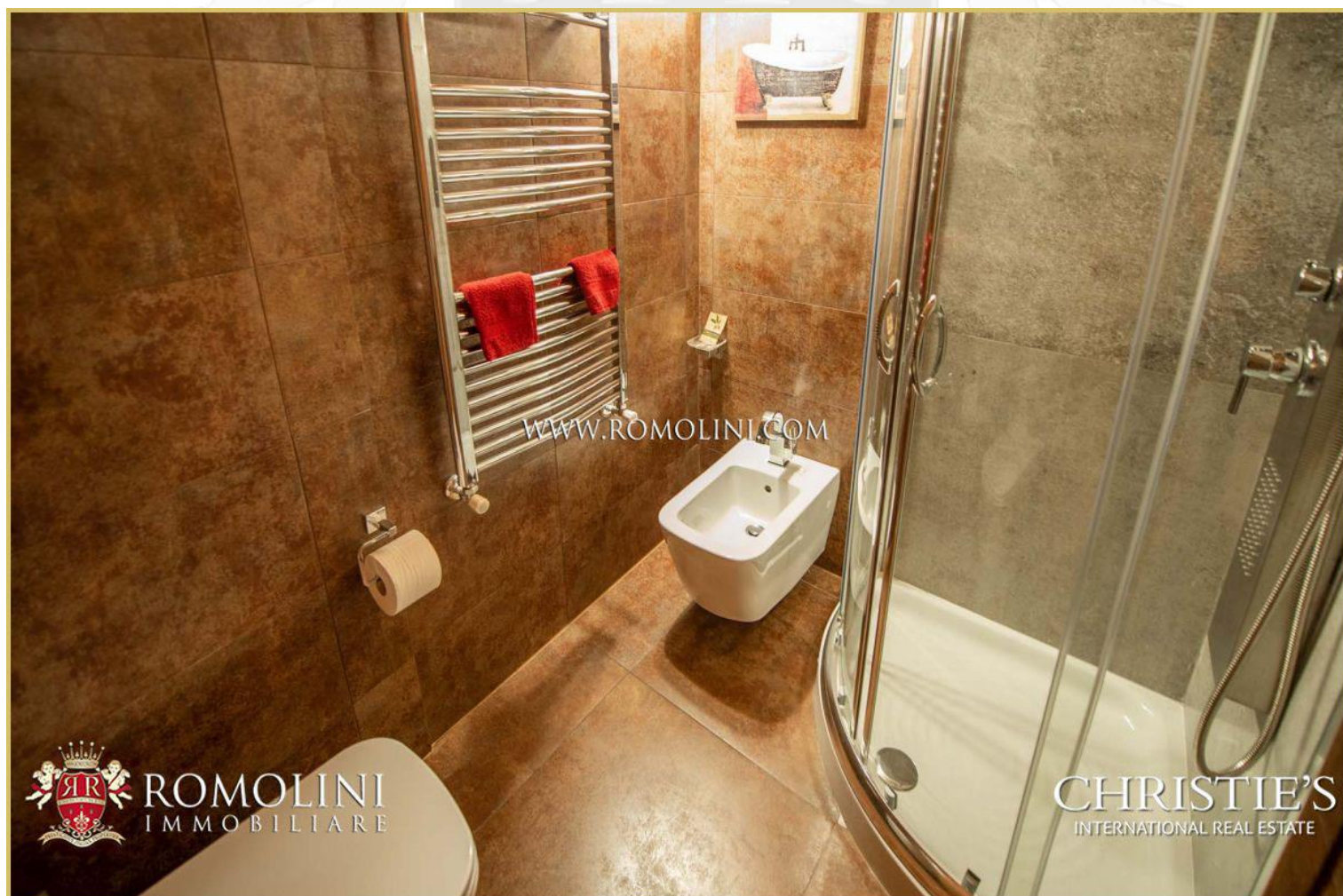
























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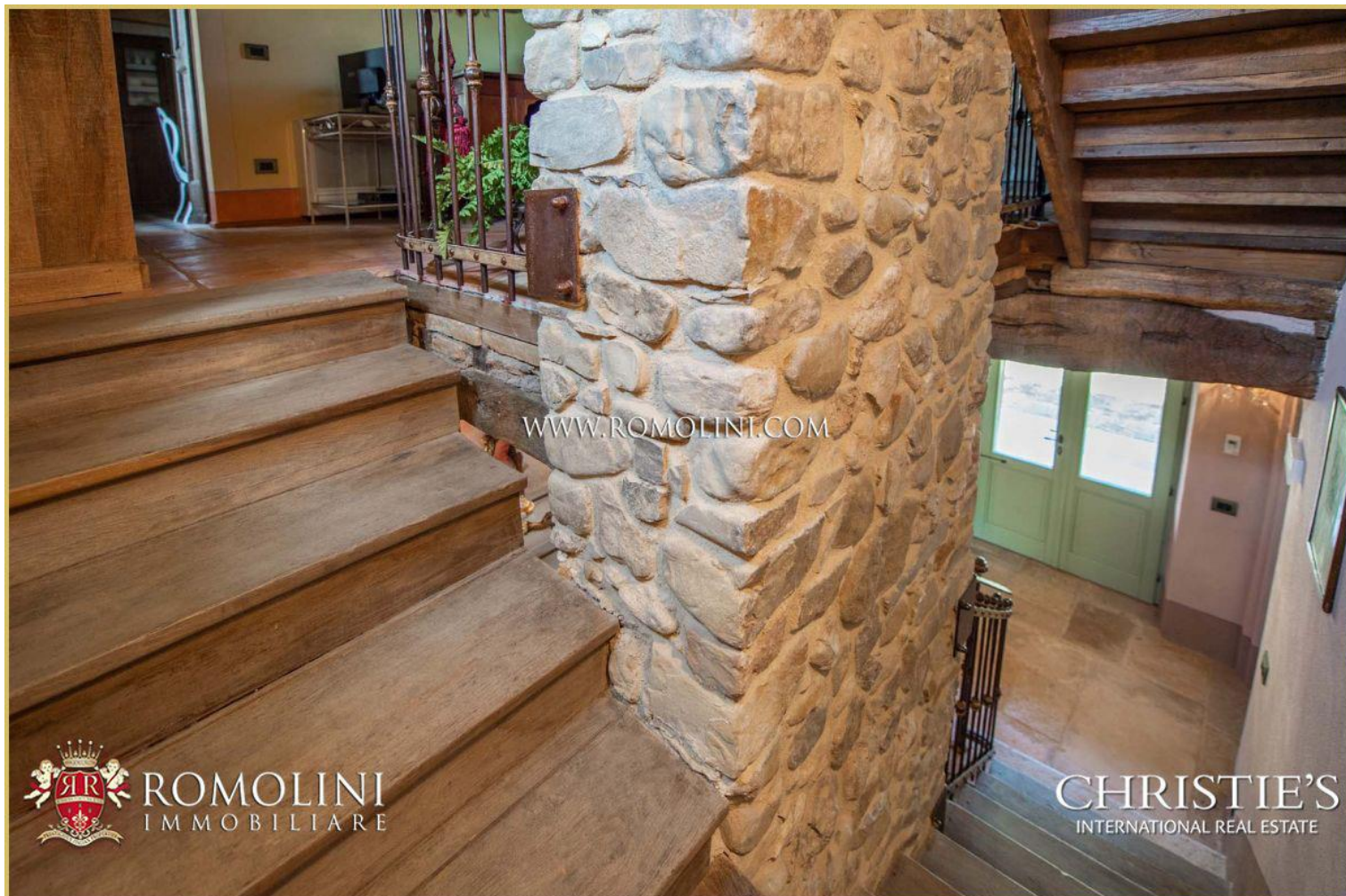












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