



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2345 – **VILLA DELLE RONDINI**

## **COUNTRYSIDE HAMLET WITH MANORIAL VILLA FOR SALE IN ANGHILIARI, TUSCANY**

**Anghiari – Arezzo – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
1,010 sqm

**Bedrooms**  
9

**Bathrooms**  
13

**Swimming pool**  
17 x 6 m

**Land**  
25.5 ha

**Vineyards**  
8,058 sqm

**Olive grove**  
~ 300 trees

**Oil**  
Up to 400 kg / year

A few kilometers from the medieval town of Anghiari, in a panoramic position, small hamlet with manor house for sale. The property (over 1,000 sqm in total) consists of five buildings (with 9 bedrooms in total) that include two guesthouses, a pool house with gym and a large games room that is also very suitable for events. Outside, the property covers a total of 25.5 hectares including a small vineyard and approximately 300 olive trees.

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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2345 – VILLA DELLE RONDINI

**TYPE:** countryside hamlet

**CONDITIONS:** restored, luxury finishes

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (1.5 km)

**INTERIORS:** 1,010 square meters (10,867 square feet)

**TOTAL ROOMS:** 32

**BEDROOMS:** 9

**BATHROOMS:** 13

**ANNEXES:** guesthouses, gym, game room

**MAIN FEATURES:** stone walls, wooden beams, terracotta and stone paving, brick arches, vaulted ceilings, travertine bathrooms, stone steps, led spotlights, swimming pool, pizza oven, small wine cellar, panoramic views, small vineyard, olive grove, chestnut grove

**LAND:** 25.5 hectares (63.0 acres)

**VINEYARDS:** 8,058 square meters (2.0 acres)

**OLIVE GROVE:** ~ 300 trees

**OIL PRODUCED:** 300 – 400 kg / year

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 17 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## 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 A. Vespucci (127km; 1h 30'), Bologna G. Marconi (184km; 2h), Pisa G. Galilei (188km; 2h 15'), Roma Ciampino (255km; 2h 45'), Roma Fiumicino (270km; 2h 50')

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## VILLA DELLE RONDINI

A few kilometers from the medieval town of **Anghiari**, in a panoramic position, small hamlet with manor house for sale. The property (over 1,000 sqm in total) consists of five buildings (with 9 bedrooms in total) that include **two guesthouses**, a **pool house** with **gym** and a large **games room** that is also very suitable for events. Outside, the property covers a total of **25.5 hectares** including a **small vineyard** and approximately **300 olive trees**.

The property can be reached via a short stretch of unpaved road (1.5 km) in good condition and basic services are all available in the historic center of Anghiari (4 km; 5'). The location is also excellent for visiting the art cities of **Tuscany** and **Umbria** (Cortona, Gubbio, Assisi, Montepulciano, Pienza, Montalcino, Siena, Florence...).

## DESCRIPTION OF THE BUILDINGS

The **main villa** (608 sqm – 6,542 sqft, 5 bedrooms and 6 bathrooms) is laid over four floors connected by an internal staircase in the center of the building. Entering on the ground floor is the living area of the building consisting of a large living room with open kitchen, dining room, reading room and service bathroom. Under the staircase is a small storage room that is also very useful as a pantry. Going up to the first floor, the landing leads on one side to the master bedroom with en-suite bathroom and walk-in wardrobe, and on the other to a living room with a fireplace, which leads in turn to a second bedroom with bathroom.

Continuing along the staircase, one arrives at the second floor, where there are three bedrooms with en-suite bathroom, and finally at the attic consisting of a few partially habitable rooms.

The building has been entirely renovated to preserve its rustic character, but adding modern and elegant elements that harmonize well with the context around. The salient features of the structure, such as wooden beams and terracotta floors, have been kept intact and enhanced with an LED lighting system that allows its details to be highlighted. On the ground floor, where the stables used to be, the vaulted ceiling has been preserved and lends great character to the room.

**Guesthouse N°1** (206 sqm – 2,216 sqft, 3 bedrooms and 4 bathrooms) is located not far from the villa and is an old, renovated stone building. The two floors are independently accessible from the outside but are at the same time connected by an internal staircase. On the lower floor is the living area consisting of kitchen and lounge, pantry and service bathroom. With separate access from the outside, a small wine cellar and some storerooms complete the floor. On the upper level is the sleeping area made up of three bedrooms with en-suite bathrooms. Outside, a pizza oven is still perfectly functional and usable for *al fresco* dinners.

**Guesthouse N°2** (62 sqm – 667 sqft, 1 bedroom and 1 bathroom) is a small plastered house on two levels: on the ground floor is the living area consisting of a sitting room and dining area with open-plan kitchen. The upper floor then leads to the bedroom with bathroom and walk-in wardrobe. The building is currently inhabited by the caretaker.

The **event hall** (84 sqm – 904 sqft, 1 bathroom) is a large multi-purpose room consisting of a large hall (currently used as a billiard area) with bathroom and porch and a storage room with independent access from outside.

The **pool house** (50 sqm – 538 sqft, 1 bathroom), on the other hand, is divided into two rooms used respectively as a hall/fitness area and changing room with bathroom and shower.

Finally, beyond the pool house is the **17 x 6 m swimming pool**, located in a panoramic corner of the property with an open view of the surrounding hills. The stone solarium surrounding the pool is equipped with shading awnings that provide excellent shelter from the sun in summer and provide a place for poolside dinners and aperitifs.



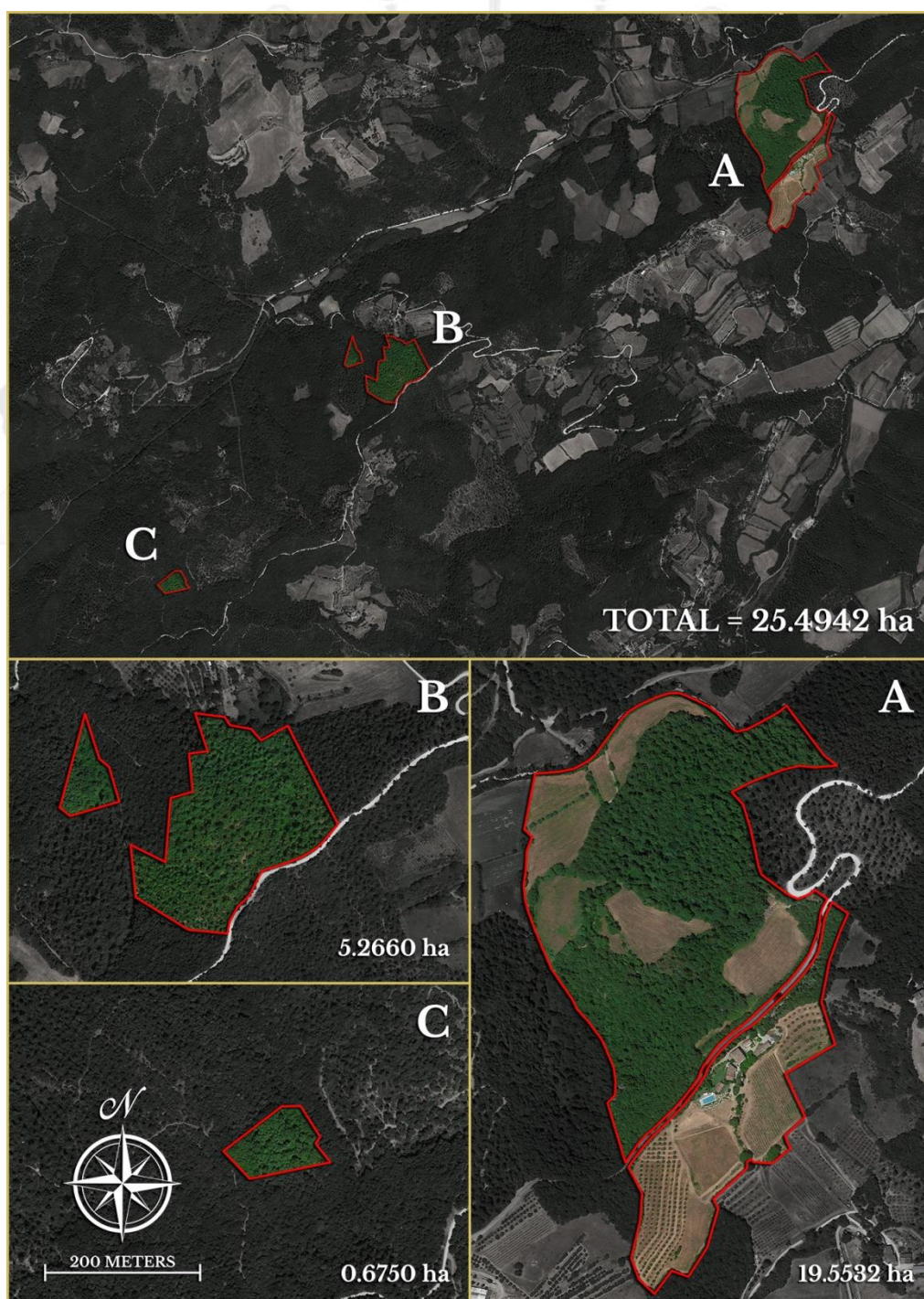
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## EXTERIORS

The property covers a total of **25.5 hectares (63.0 acres)**, mostly covered by woodland (14.6 ha) and chestnut groves (1.2 ha), divided into three *poderi* (one below the villa and two a few kilometers as the crow flies from the buildings). Below the villa, on the south-eastern slope of the ridge, are a **small vineyard** (approx. 8,000 sqm) and the **olive grove** (1.7 ha for a total of ~ **300 trees**) that produces between 300 and 400 kg of oil per year. The portions of arable land (6.9 ha) are partially suitable for planting new olive trees, particularly next to those already present.

## MAP OF THE PROPERTY



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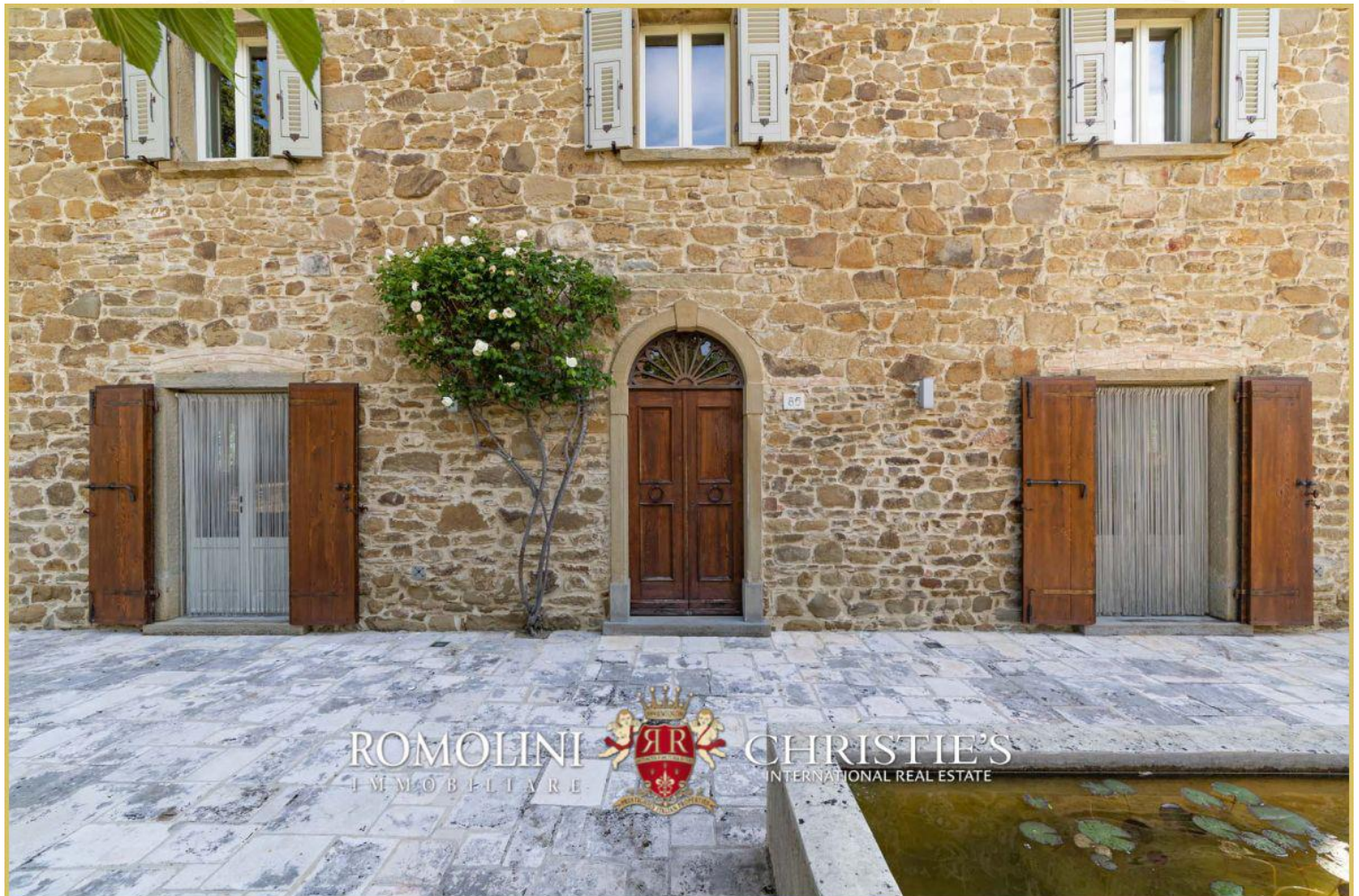




















































































































































































































































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