



**ROMOLINI**  
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INTERNATIONAL REAL ESTATE

Ref. 2369 – **CASALE DEL BIVIO**

## **SEMI-DETACHED FARMHOUSE WITH POOL AND GUESTHOUSE FOR SALE IN ANGHIARI, TUSCANY**

**Anghiari – Arezzo – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
163 sqm

**Bedrooms**  
3

**Bathrooms**  
3

**Swimming pool**  
10 x 4 m

**Land**  
9,082 sqm

**Olive grove**  
40 trees

On the hills of Anghiari, in a small rural hamlet, semi-detached farmhouse with guesthouse and swimming pool a for sale. The property (163 sqm in total) is in excellent condition and currently houses three bedrooms. A shed allows cars to be sheltered not far from the house. The land (approx. 9,000 sqm) includes a 10 x 4 m *Infinity* pool and 40 olive trees.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2369 – CASALE DEL BIVIO

**TYPE:** semi-detached farmhouse with guesthouse

**CONDITIONS:** restored

**LOCATION:** in a small rural hamlet

**ACCESS:** excellent, paved road

**INTERIORS:** 163 square meters (1,753 square feet)

**TOTAL ROOMS:** 6

**BEDROOMS:** 3

**BATHROOMS:** 3

**ANNEXES:** guesthouse, shed

**MAIN FEATURES:** stone walls, terracotta floor, wooden beams, paved courtyard, swimming pool, shed, olive trees

**LAND:** 9,082 square meters (2.2 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 10 x 4 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Anghiari (6km; 10'), Sansepolcro (15m; 20'), Città di Castello (27km; 30'), Arezzo (30km; 40'), Castiglion Fiorentino (39km; 45'), Cortona (55km; 1h 10'), Perugia (80km; 1h 10'), Montepulciano (85km; 1h 20'), Pienza (92km; 1h 30'), Siena (104km; 1h 35'), Firenze (106km; 1h 30'), Montalcino (106km; 1h 40'), San Gimignano (148km; 2h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (79km; 1h 5'), Firenze A. Vespucci (122km; 1h 40'), Pisa G. Galilei (183km; 2h 30'), Bologna G. Marconi (190km; 2h 25'), Roma Ciampino (263km; 3h), Roma Fiumicino (278km; 2h 50')



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## CASALE DEL BIVIO

On the hills of **Anghiari**, in a small **rural hamlet**, **semi-detached farmhouse** with **guesthouse** and **swimming pool** a for sale. The property (163 sqm in total) is in excellent condition and currently houses three bedrooms. A shed allows cars to be sheltered not far from the house. The land (approx. 9,000 sqm) includes a **10 x 4 m Infinity pool** and **40 olive trees**.

Basic amenities are all available in the village of Anghiari (6 km) and many of Tuscany's art cities can be reached in about an hour and a half by car (Sansepolcro, Cortona, Montepulciano, Pienza, Siena, Florence...).

## DESCRIPTION OF THE BUILDINGS

The **semi-detached farmhouse** (78 sqm – 839 sqft, 2 bedrooms and 2 bathrooms) is free on three sides and laid over two floors. On the lower level is the living area, consisting of the kitchen and sitting room. Going up to the upper floor, one arrives at the sleeping area, which houses the master bedroom with en-suite bathroom and a bedroom with separate bathroom.

Situated just beyond a convenient paved courtyard, the **guesthouse** (40 sqm – 430 sqft, 1 bedroom and 1 bathroom) is a lovely two-story building with kitchen and bathroom on the lower level, bedroom on the upper level.

The buildings are in excellent condition and already habitable. The structures are typical of the Tuscan countryside, made of stone and masonry. Inside, the finishes are more modern in appearance with walls all plastered and painted in light colors that ensure good brightness. The upper floor of the outbuilding still retains the exposed wooden beams.

It is completed by a **shed** (45 sqm – 484 sqft) that can be used as a shelter for vehicles and tools.

## EXTERIORS

The property covers approximately **9,000 sqm (2.2 acres) of land** in its entirety. Not far from the house, in the garden, a **10 x 4 m Infinity pool** has recently been built with a stone-paved sunbathing area and a view of the surrounding hills. Approximately **40 olive trees** allow a small quantity of oil to be produced each year for private use.









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