

Ref. 2370 – **CASALE BADIA**

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## RESTORED COUNTRY HOUSE FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany

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**Interiors**  
140 sqm

**Bedrooms**  
2 (up to 3)

**Bathrooms**  
2

**Total land**  
1,730 sqm

In the Tuscan Apennines, along the road connecting Tuscany and Emilia-Romagna, restored farmhouse with garden for sale. The property (140 sqm) is in excellent condition, with the rustic style well preserved, and is currently a small private residence with two bedrooms and a bright living area. The 1,730-sqm land surrounding the house is located along the Marecchia river.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2370 – CASALE BADIA

**TYPE:** country house with garden

**CONDITIONS:** restored (2013)

**LOCATION:** countryside, along a river

**ACCESS:** unpaved road (200 m)

**INTERIORS:** 140 square meters (1,506 square feet)

**TOTAL ROOMS:** 7

**BEDROOMS:** 2 (up to 3)

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** stone walls, terracotta floors, wooden beams, original fireplace, gallery, wooden fixtures, garden, river nearby

**LAND:** 1,730 square meters (0.4 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplaces

## CLOSEST CITIES AND TOWNS

Closest services (9km; 15'), Pieve Santo Stefano (17km; 20'), Sansepolcro (27km; 35'), Caprese Michelangelo (31km; 40'), Anghiari (35km; 45'), Chiusi della Verna (38km; 45'), Novafeltria (39km; 50'), Città di Castello (46km; 45'), Republic of San Marino (52km; 1h 5'), Arezzo (63km; 1h 10'), Rimini (63km; 1h 20'), Urbino (69km; 1h 20'), Gradara (81km; 1h 35'), Montepulciano (109km; 1h 50'), Siena (133km; 2h), Florence (136km; 2h 5')

## CLOSEST AIRPORTS

Rimini F. Fellini (68km; 1h 20'), Forlì L. Ridolfi (84km; 1h 30'), Perugia San Francesco (97km; 1h 25'), Firenze A. Vespucci (156km; 2h 10'), Grosseto C. Baccarini (198km; 2h 50'), Pisa G. Galilei (217km; 2h 50'), Roma Ciampino (278km; 3h 15'), Roma Fiumicino (292km; 3h 20')

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## CASALE BADIA

In the **Tuscan Apennines**, along the road connecting **Tuscany** and **Emilia-Romagna**, **restored farmhouse** with garden for sale. The property (140 sqm) is in excellent condition, with the rustic style well preserved, and is currently a small private residence with two bedrooms and a bright living area. The **1,730-sqm land** surrounding the house is located along the **Marecchia river**.

Services are available in the town of **Badia Tedalda** (9km; 15') or down towards the **Tiber Valley** in the towns of **Pieve Santo Stefano** (17km; 20') and **Sansepolcro** (27km; 35'). The position on the border between Tuscany and Romagna makes it possible to reach both the historical cities of Tuscany (Anghiari, Florence, Arezzo, Siena...) and the sea of the **Adriatic Riviera** (Rimini is just over an hour's drive from the property).

## DESCRIPTION OF THE BUILDING

The **farmhouse** (140 sqm – 1,506 sqft) is on two staggered floors, both accessible directly from the outside. The main level is the upper one, which houses the living area consisting of an entrance hall, dining room, kitchen and large living room with fireplace and loft (currently used as a private office space but with enough room for two beds). Descending to the lower floor, one arrives instead at the sleeping area, composed of the master bedroom with en-suite bathroom, bedroom, bathroom and small laundry room.

The building has been carefully restored in 2013 preserving its rustic charm. The typical farmhouse finishes have been left in place: the floors are mainly covered with terracotta tiles, cleaned and restored where necessary, and the wooden beams of the roofs are also clearly visible, as are the terracotta tiles. In contrast, the downstairs bathroom has a dark stone floor with a mosaic shower.

## EXTERIORS

The farmhouse is completed by **1,730 square meters (0.4 acres) of garden** near the **Marecchia river** that flows just outside the property. The location of the house is very private and quiet.



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