



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2407 – **CASALE DELLA ROVERE**

RESTORED COUNTRY HOUSE FOR SALE IN A PRIVATE POSITION IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
265 sqm

Bedrooms
2 (up to 3)

Bathrooms
2

Total land
1.1 ha

In a quiet and reserved position not far from Anghiari, restored stone farmhouse with land and panoramic views. The building (240 sqm) is in excellent condition and currently houses two bedrooms with various cellars that could potentially be used to create other living spaces. The 1.1 hectares of land surrounding the farmhouse is covered with chestnut and oak trees and is planted as a garden in the flat area surrounding the building.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2407 – CASALE DELLA ROVERE

TYPE: rustic country house

CONDITIONS: restored

LOCATION: hilly, very private

ACCESS: unpaved road (4.2 km)

INTERIORS: 265 square meters (2,851 square feet)

TOTAL ROOMS: 6

BEDROOMS: 2 (up to 3)

BATHROOMS: 2

ANNEXES: barn

MAIN FEATURES: stone walls, terracotta floors, wooden beams, original fireplace, wooden staircase, stone oven, wooden fixtures, old barn, woodland with chestnut trees, fruit trees, very private location

TOTAL LAND: 1.1 hectares (2.7 acres)

GARDEN: yes, around the house

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fireplace + stove

CLOSEST CITIES AND TOWNS

Anghiari (7km; 10'), Sansepolcro (15km; 20'), Città di Castello (28km; 35'), Monte Santa Maria Tiberina (28km; 45'), Arezzo (30km; 40'), Umbertide (52km; 50'), Cortona (52km; 1h), Perugia (81km; 1h 10'), Montepulciano (85km; 1h 20'), Pienza (93km; 1h 35'), Florence (106km; 1h 45'), Siena (106km; 1h 30'), Montalcino (107km; 1h 50'), San Gimignano (148km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h 5'), Firenze A. Vespucci (123km; 1h 40'), Pisa G. Galilei (183km; 2h 20'), Bologna G. Marconi (191km; 2h 20'), Roma Ciampino (264km; 3h), Roma Fiumicino (277km; 3h)

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In a quiet and reserved position not far from **Anghiari**, restored **stone farmhouse** with land and **panoramic views**. The building (240 sqm) is in excellent condition and currently houses two bedrooms with various cellars that could potentially be used to create other living spaces. The **1.1 hectares of land** surrounding the farmhouse is covered with chestnut and oak trees and is planted as a garden in the flat area surrounding the building.

The town of Anghiari, where basic services are located, is about 10' by car, while Sansepolcro (where there are shopping centers and a hospital) is a little further away (about 20' by car). From the **Tiber Valley** it is then possible to reach the main art cities of **Tuscany** and **Umbria** in less than two hours (Città di Castello, Arezzo, Cortona, Perugia, Montepulciano, Florence, Siena...).

DESCRIPTION OF THE BUILDINGS AND EXTERIORS

The **farmhouse** (240 sqm – 2,582 sqft, 2 bedrooms and 2 bathrooms) is on three levels, two of which have direct access from the outside. On the lowest floor, partially underground, there are five unfinished rooms, once used as cellars and stables but potentially convertible into living quarters. On the ground floor, the main door opens onto a charming entrance hall with fireplace, which then leads to the dining area with open-plan kitchen. From here one passes into the living room (potentially convertible into a bedroom) and a small hallway that opens onto the bedroom and bathroom. Up a wooden staircase one then reaches a small sitting room with bathroom and doorway to the second bedroom. From here one also has access to three crawl spaces, which are not habitable but very useful as storage rooms.

A short distance from the building is a two-story **old barn** (25 sqm – 269 sqft): the lower floor is currently used as a storage room, while the upper floor is ready for systems and could be easily converted into an independent studio apartment.

Placed in the middle of the woods, among chestnut and oak trees, the farmhouse enjoys excellent peace and privacy and can be reached via an unpaved road in good condition (4.2 km). The property spans **1.1 hectares (2.7 acres)** and is covered almost entirely by trees, except for the **1,260-sqm garden** around the building, dotted with fruit trees (figs, apples, pears, kaki, peaches...).



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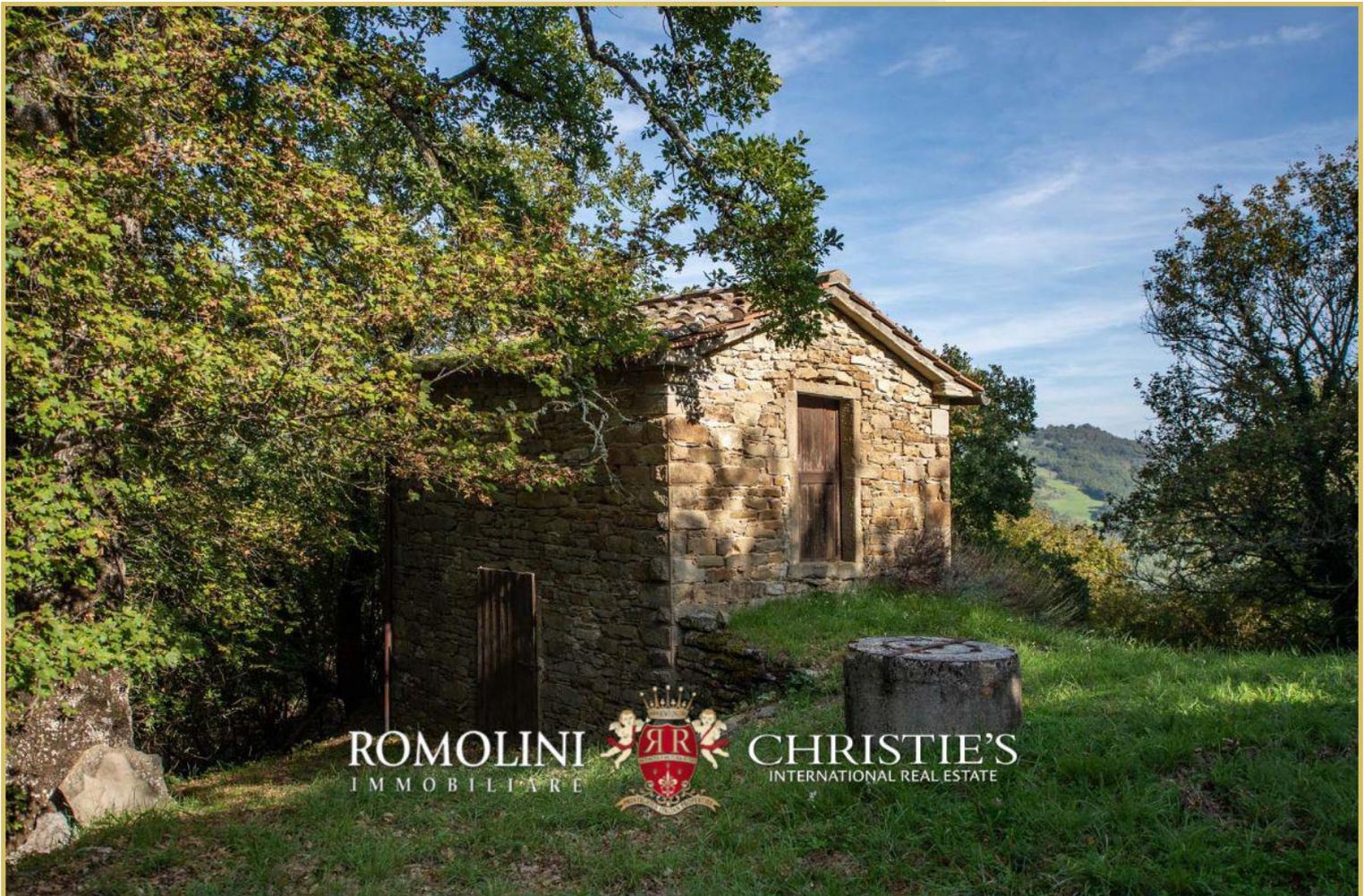
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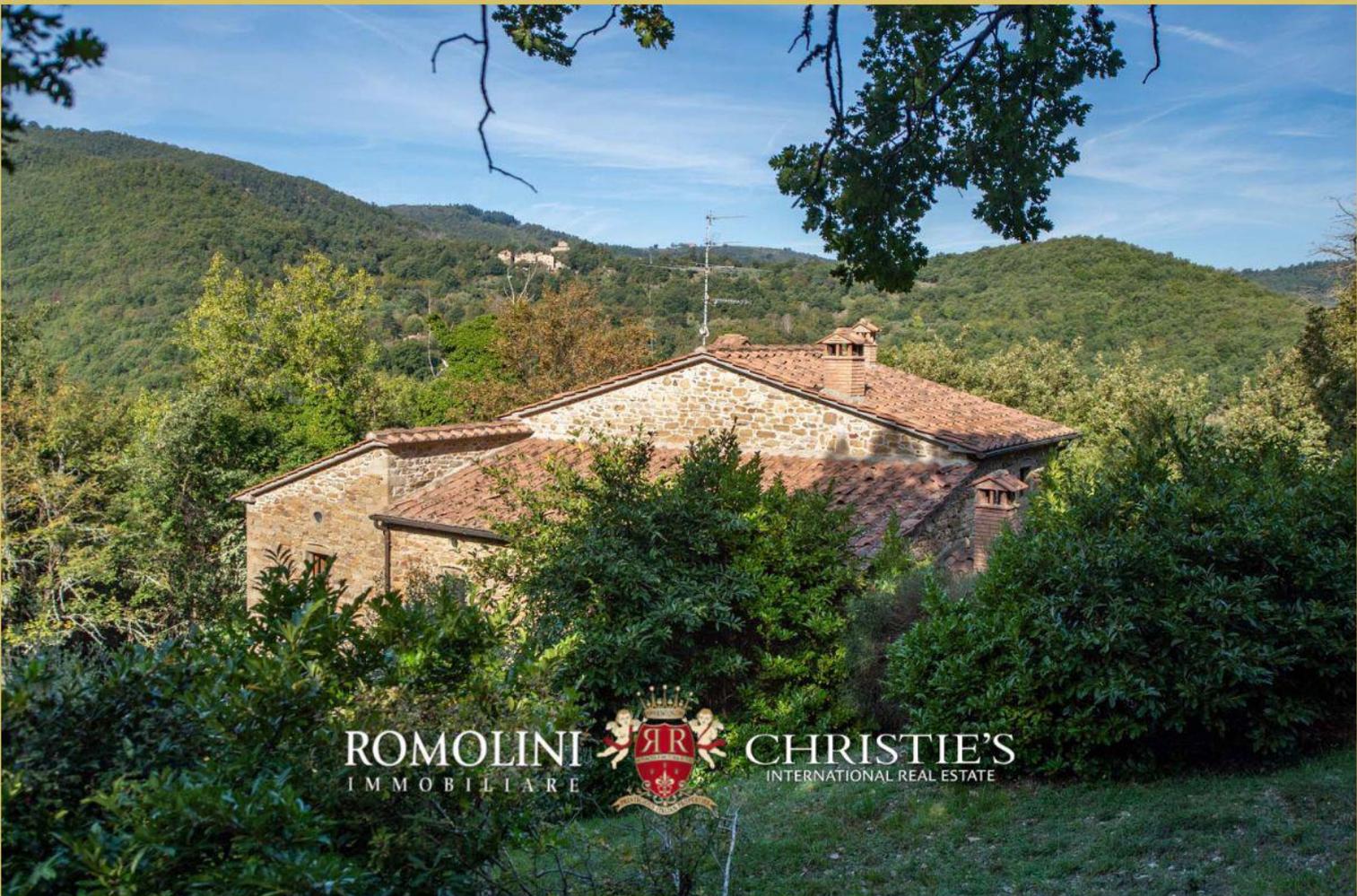




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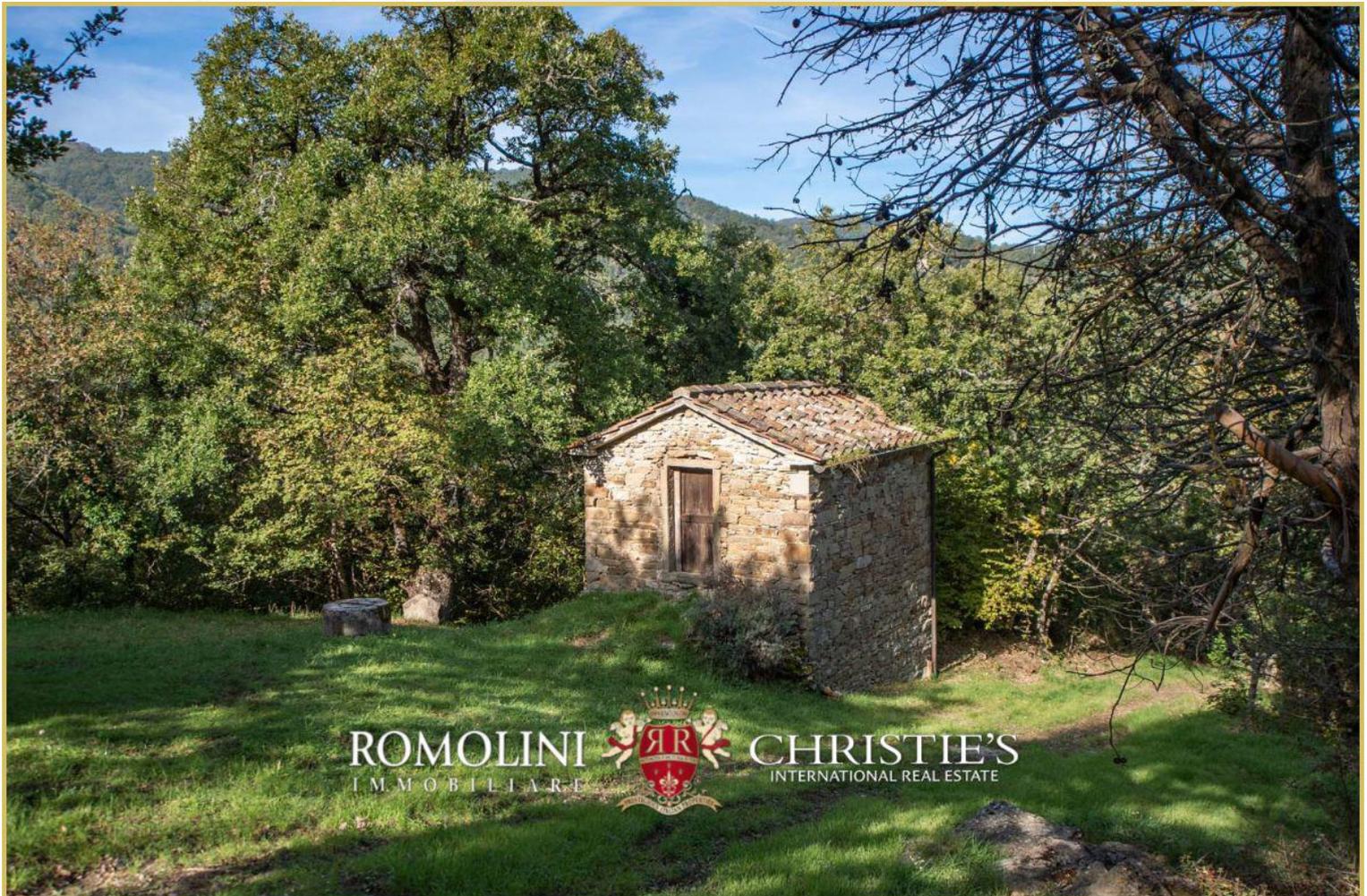
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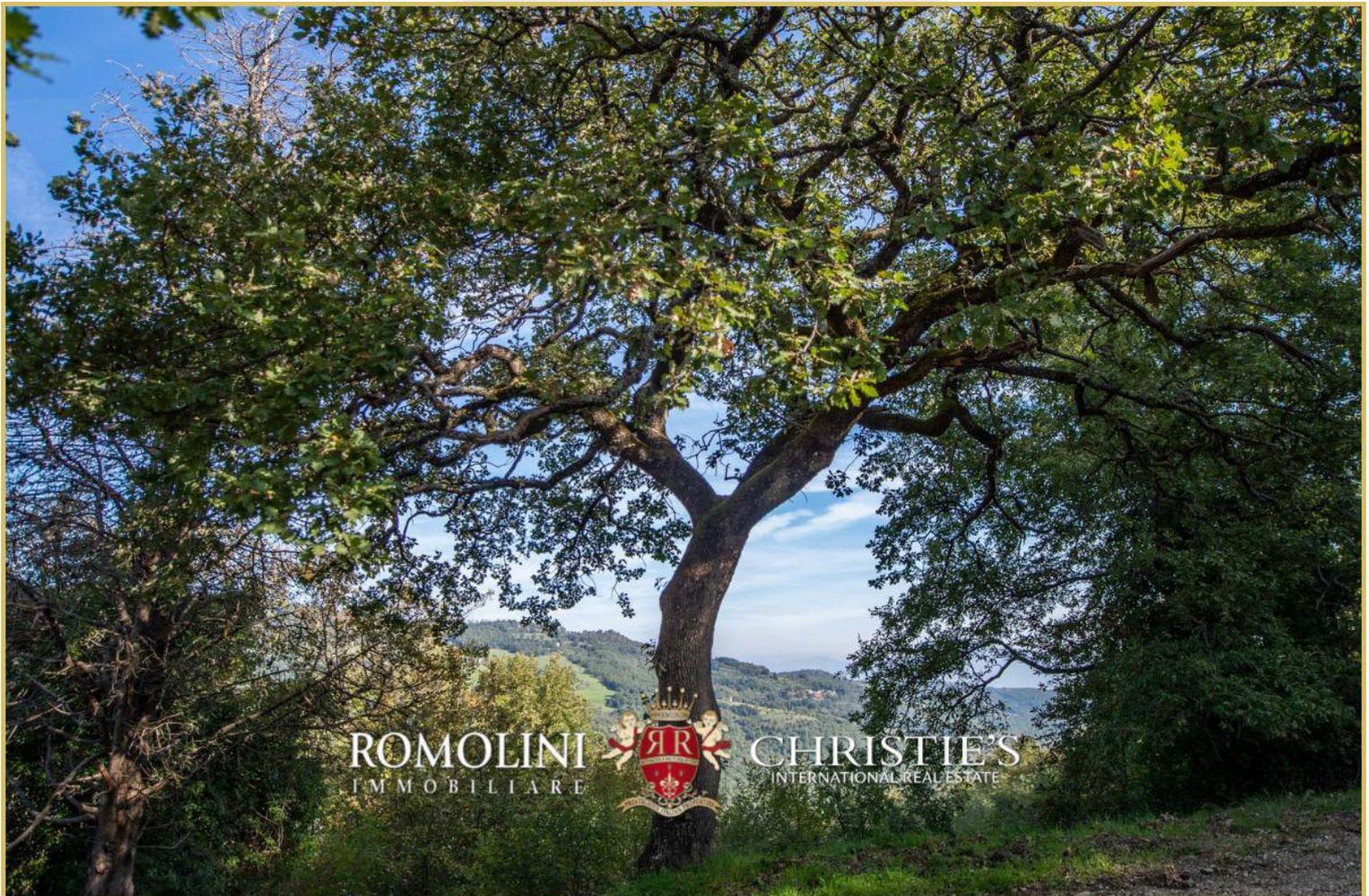
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