



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2430 – **VILLA SULPITIA**

[www.romolini.co.uk/en/2430](http://www.romolini.co.uk/en/2430)

## **VILLA TO BE RESTORED FOR SALE IN PIEVE SANTO STEFANO, TUSCANY**

**Pieve Santo Stefano – Arezzo – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
525 sqm

**Bedrooms**  
Up to 4

**Bathrooms**  
Up to 3

**Garden**  
6,080 sqm

On the hills of the Tiber Valley, a few steps from Pieve Santo Stefano, rural villa with park for sale. The property (525 sqm) is composed of three stone buildings in various states of maintenance: the farmhouse is structurally sound, with a roof that was fully redone in 1999, but needs complete internal renovation, while the other two buildings need structural restoration. The 6,000-sqm park surrounding the villa has three independent entrances.



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2430 – VILLA SULPITIA

**TYPE:** country house with barn

**CONDITIONS:** to be restored

**LOCATION:** hilly, walking distance from the town

**ACCESS:** excellent, paved road

**INTERIORS:** 525 square meters (5,648 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** 4

**BATHROOMS:** 3

**ANNEXES:** barn, storage

**MAIN FEATURES:** stone walls, wooden beam ceilings, stone fireplace, garden, barn

**GARDEN:** 6,080 square meters (1.5 acres)

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** to be connected

**WATER SUPPLY:** to be connected (mains water)

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** to be connected (natural gas)

**HEATING SYSTEM:** to be installed

## CLOSEST CITIES AND TOWNS

Closest amenities (400m; 3'), Caprese Michelangelo (10km; 15'), Sansepolcro (15km; 15'), La Verna (19km; 25'), Anghiari (22km; 25'), Città di Castello (30km; 25'), Arezzo (50km; 50'), Cortona (64km; 1h 10'), Siena (117km; 1h 50'), Florence (123km; 1h 50')

## CLOSEST AIRPORTS

Perugia San Francesco (81km; 55'), Firenze A. Vespucci (143km; 1h 45'), Bologna G. Marconi (163km; 1h 45'), Ancona R. Sanzio (199km; 2h), Pisa G. Galilei (207km; 2h 35'), Roma Ciampino (262km; 2h 50'), Roma Fiumicino (277km; 2h 55')



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## VILLA SULPITIA

On the hills of the **Tiber Valley**, a few steps from **Pieve Santo Stefano**, rural **villa** with park for sale. The property (525 sqm) is composed of **three stone buildings** in various states of maintenance: the farmhouse is structurally sound, with a roof that was fully redone in 1999, but needs complete internal renovation, while the other two buildings need structural restoration. The **6,000-sqm** park surrounding the villa has three independent entrances.

The position of the villa is very convenient, being close to all services (400 m), which can also be reached on foot in the historic center of Pieve Santo Stefano. From the town it is also possible to reach most of the centers of the Tiber Valley in less than half an hour by car (Caprese Michelangelo, Sansepolcro, La Verna, Anghiari...) while the city of Florence is less than two hours away.

## DESCRIPTION OF THE BUILDINGS

The **villa** (350 sqm – 3,766 sqft) is laid over four floors: the basement still houses the old cellars (three communicating rooms), while the upper levels house the actual living quarters where it would be possible to create up to 4 bedrooms and 3 bathrooms.

The central part of the building, dating back to the **year 1000**, consists of a watchtower built to defend the then fortified *castrum* of Pieve Santo Stefano. The structure stood alongside the ancient *Via della Verna* that led to Florence by crossing the Casentino (passing through Poppi). A similar tower, known as the *San Marino* tower, instead guarded the road to Romagna. The rest of the building dates back to the 17<sup>th</sup> century and was most probably a small convent.

Accompanying the building is a two-story **barn** (165 sqm – 1,775 sqft) and a small agricultural **storage** (10 sqm – 107 sqft), very convenient as storage for tools.





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



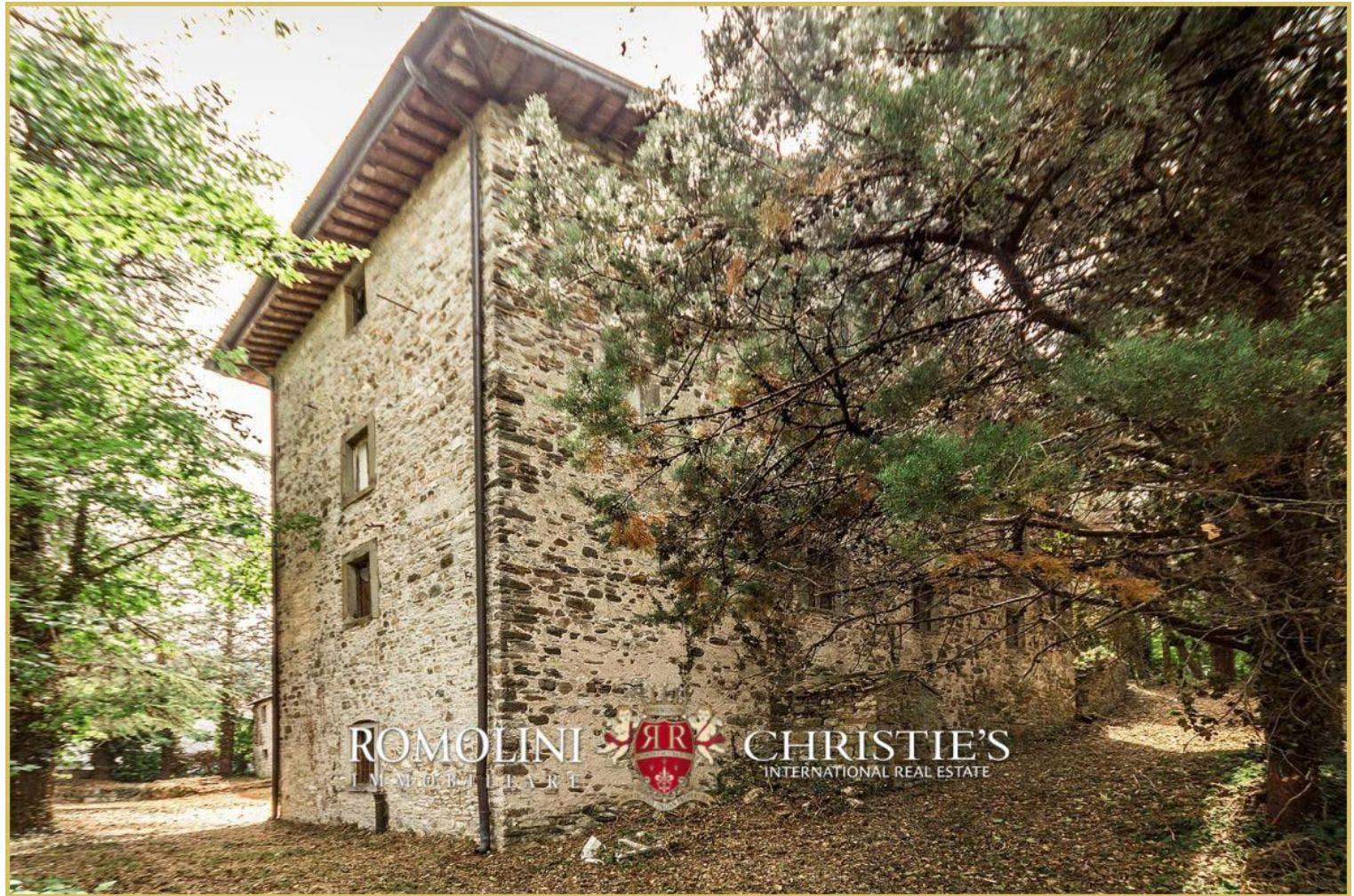
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)