

Ref. 2442 – **CASA NINA**

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PORTION OF A STONE FARMHOUSE FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany

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Interiors
56 sqm

Bedrooms
1

Bathrooms
1

Situated just outside the village of **Caprese Michelangelo**, in a small rural hamlet, a **portion of a stone house** for sale. The property (56 sqm) is on two levels and includes the living area on the lower floor (eat-in kitchen with fireplace) and a bedroom with bathroom on the upper floor. The house is in good structural condition and only needs some modernization work. A **small storage** with access from outside completes the property.

There is a convenient shop in the hamlet, well stocked for everyday needs, and the center of Caprese Michelangelo is just 4 km away. It takes twenty minutes to reach the **Tiber Valley** and from there most of the art cities of **Tuscany** and **Umbria** can be reached in less than an hour.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2442 – CASA NINA

TYPE: portion of a stone farmhouse

CONDITION: habitable

LOCATION: in a small hamlet

ACCESS: unpaved road

INTERIORS: 56 square meters (602 square feet)

TOTAL ROOMS: 2

BEDROOMS: 1

BATHROOMS: 1

MAIN FEATURES: stone walls, stone fireplace, wooden beam ceilings, stone walls, storage

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: LPG (energy class G)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Services (50m; 1'), Caprese Michelangelo (2km; 5'), Anghiari (18km; 25'), Sansepolcro (26km; 30'), Arezzo (39km; 50'), Cortona (64km; 1h 15'), Montepulciano (97km; 1h 35'), Pienza (105km; 1h 50'), Firenze (115km; 2h), Siena (116km; 1h 45'), Monteriggioni (136km; 2h), San Gimignano (156km; 2h 20')

CLOSEST AIRPORTS

Perugia San Francesco (91km; 1h 10'), Firenze A. Vespucci (131km; 1h 50'), Bologna G. Marconi (173km; 2h), Pisa G. Galilei (192km; 2h 30'), Roma Ciampino (273km; 3h 10'), Roma Fiumicino (288km; 3h 20')

















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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com