



Ref. 2464 – **CASALE PETUNIA**

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COUNTRY HOUSE WITH OUTBUILDINGS FOR SALE IN A PANORAMIC POSITION, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
700 sqm

Bedrooms
7

Bathrooms
4

Total land
3.5 ha

Olive grove
90 trees

Beautiful restored farmhouse for sale in the Tuscan countryside, a short distance from the medieval village of Caprese Michelangelo in the province of Arezzo. The farmhouse consists of a main building, currently divided into three units, and some outbuildings, all surrounded by a well-maintained garden. The agricultural land covers about 3.5 hectares and includes about 90 olive trees



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SUMMARY OF THE PROPERTY

REFERENCE #: 2464 – CASALE PETUNIA

TYPE: farmhouse with outbuildings

CONDITIONS: habitable

LOCATION: hilly, very panoramic

ACCESS: unpaved road (250 m)

INTERIORS: 700 square meters (7,532 square feet)

TOTAL ROOMS: 20

BEDROOMS: 7

BATHROOMS: 4

ANNEXES: barn, shed, warehouse

MAIN FEATURES: wooden and ceramic flooring, wooden beams, stone fireplaces, panoramic view, barn, land, olive grove, fireplace, oven

EXTERIORS: 3.5 hectares (8.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators + fireplaces + stoves

CLOSEST CITIES AND TOWNS

Town with services (3km; 2'), Caprese Michelangelo (4km; 5'), Anghiari (20km; 25'), Sansepolcro (28km; 30'), Arezzo (41km; 55'), Cortona (70km; 1h 15'), Montepulciano (92km; 1h 40'), Pienza (100km; 1h 50'), Perugia (94km; 1h 25'), Florence (118km; 2h), Siena (119km; 2h), San Gimignano (159km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (93km; 1h 15'), Firenze A. Vespucci (133km; 2h), Bologna G. Marconi (175km; 2h 10'), Pisa G. Galilei (194km; 2h 40'), Roma Ciampino (271km; 3h 10'), Roma Fiumicino (285km; 3h 15')



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The property is located in a quiet location a short distance from a small town with all services (3km; 5'), while the historic center of Caprese Michelangelo offers restaurants, bank, post office, pharmacy and all secondary services.

DESCRIPTION OF THE BUILDINGS

The **main house** (290 sqm – 3,120 sqft) is on three levels and is in excellent condition, already habitable without any works. Finishes can benefit from an update, since they are a bit old and no longer in line with modern standards. On the basement floor is a cellar/rustic hall and a storage/laundry. On the other hand, the ground and first floors are divided into three apartments with separate entrances:

- **Apt. N°1**: living room with fireplace, kitchen, three bedrooms, bathroom and storage room;
- **Apt. N°2**: living room with fireplace, two bedrooms, bathroom and cellar;
- **Apt. N°3**: living room, two bedrooms, bathroom and balcony with panoramic view.

Outbuilding A (60 sqm – 646 sqft) houses a garage and a wine/oil cellar.

Outbuilding B (150 sqm – 1,614 sqft), on the other hand, is laid over two levels: the basement has several rooms, currently used for storage, while the ground floor (along with the covered parking area) could be converted into a common room/summer kitchen for guests.

Outbuilding C (200 sqm – 2,152 sqft) is a storage room for agricultural machinery.

EXTERIORS

The building is surrounded by about **3.5 hectares (8.6 acres)** of land that accommodate a well-maintained garden around the cottage, a small **olive grove with 90 trees**, and portions of the land covered by meadows and woods.





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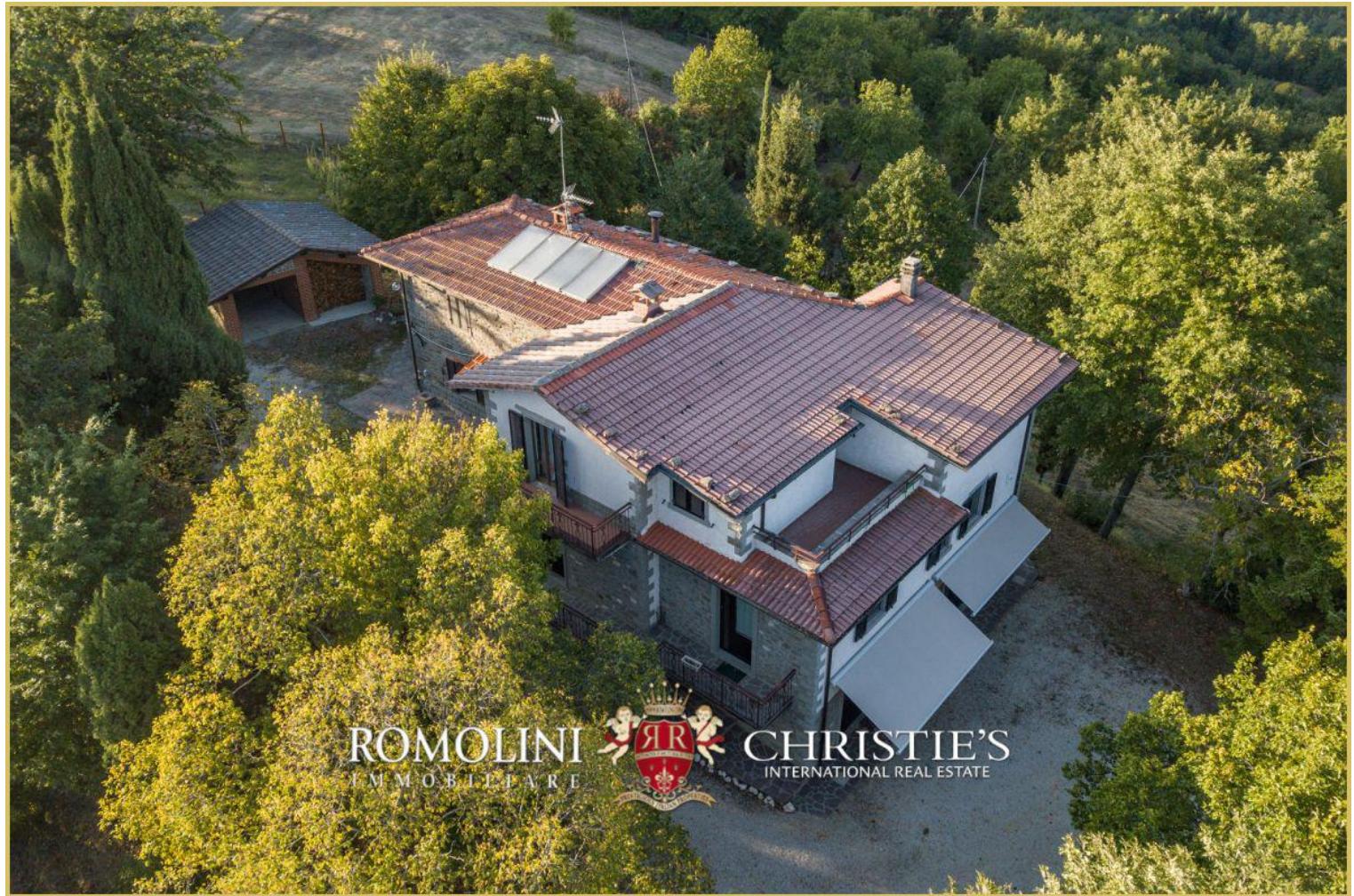
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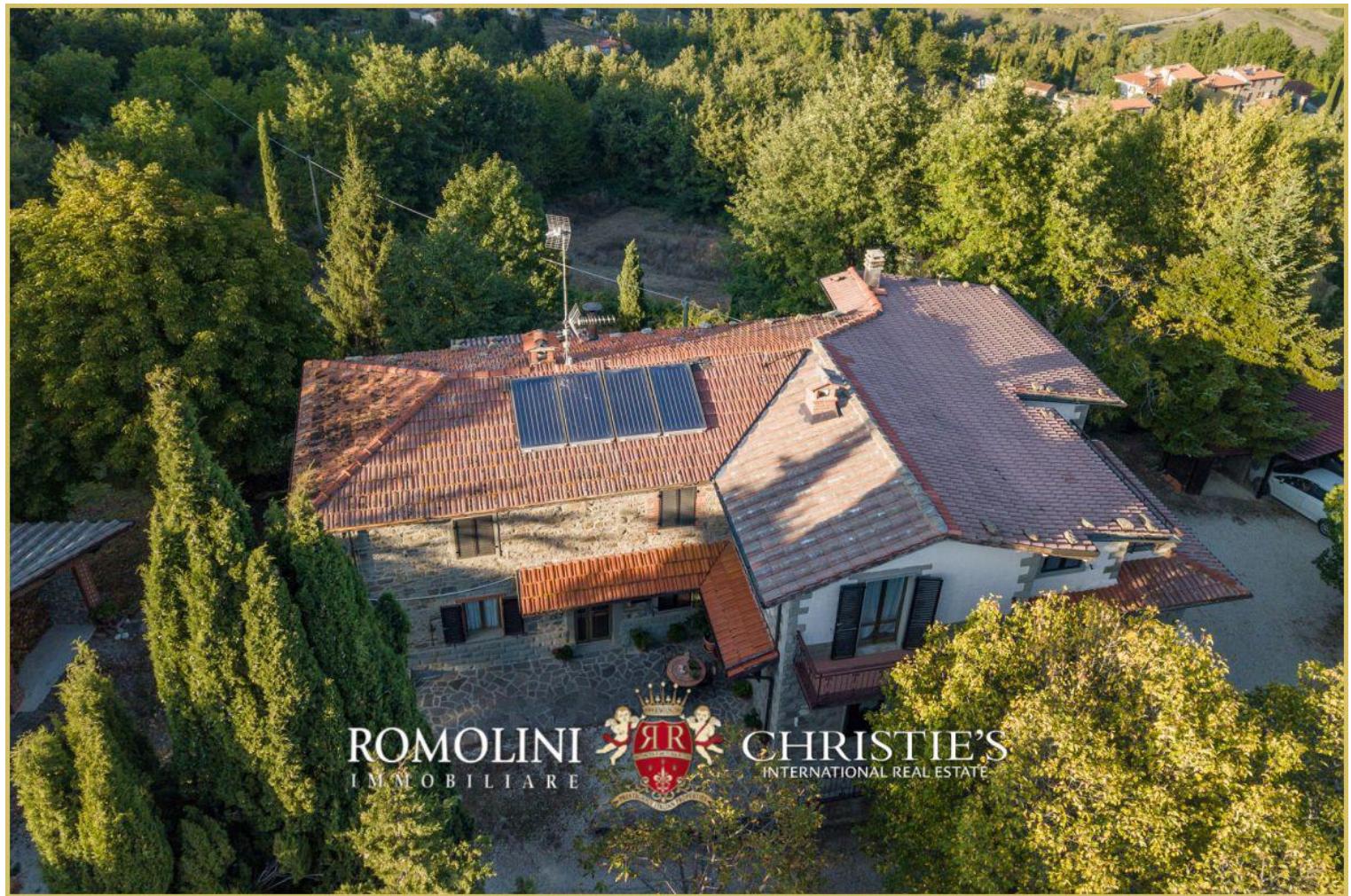
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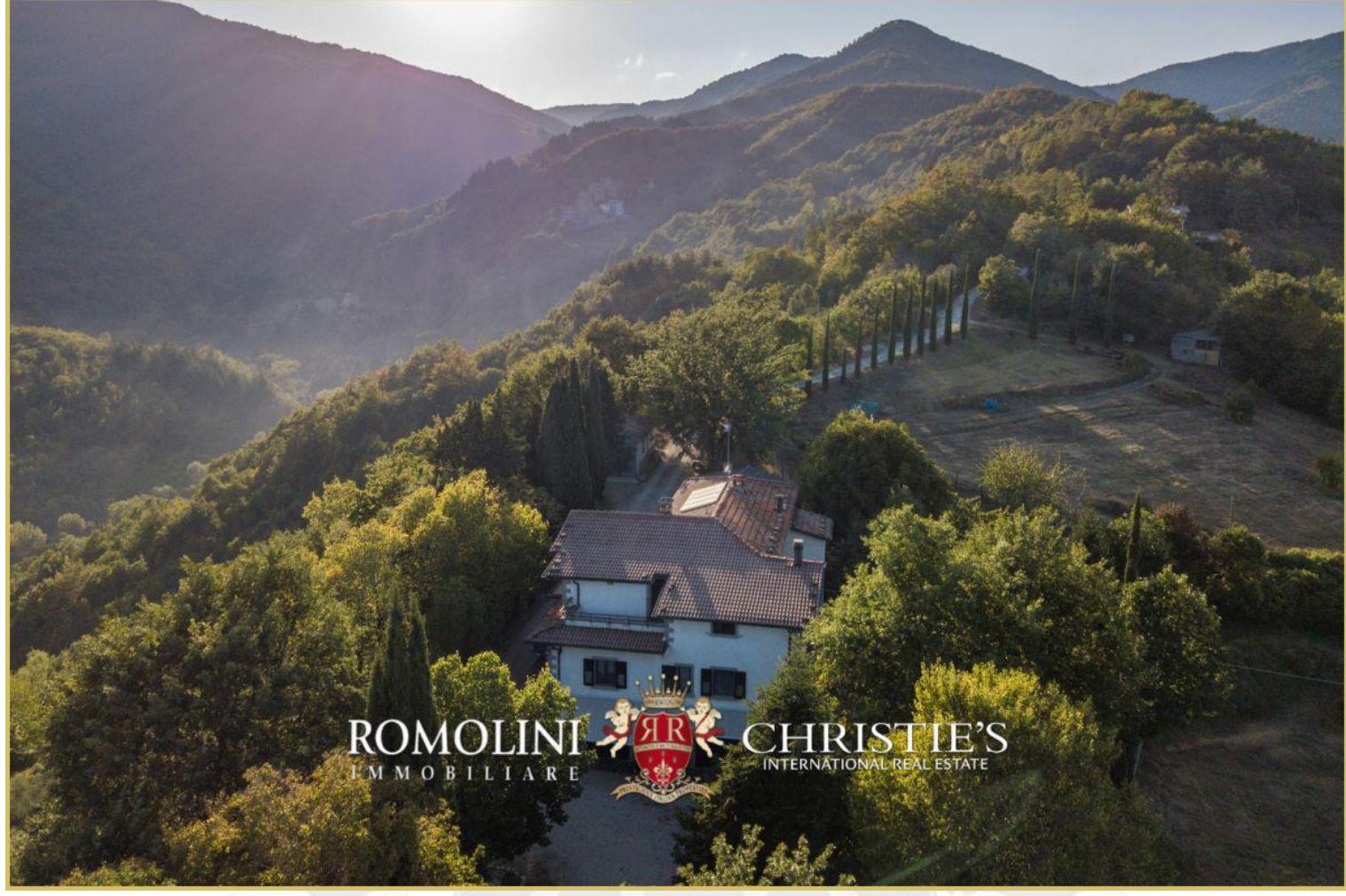


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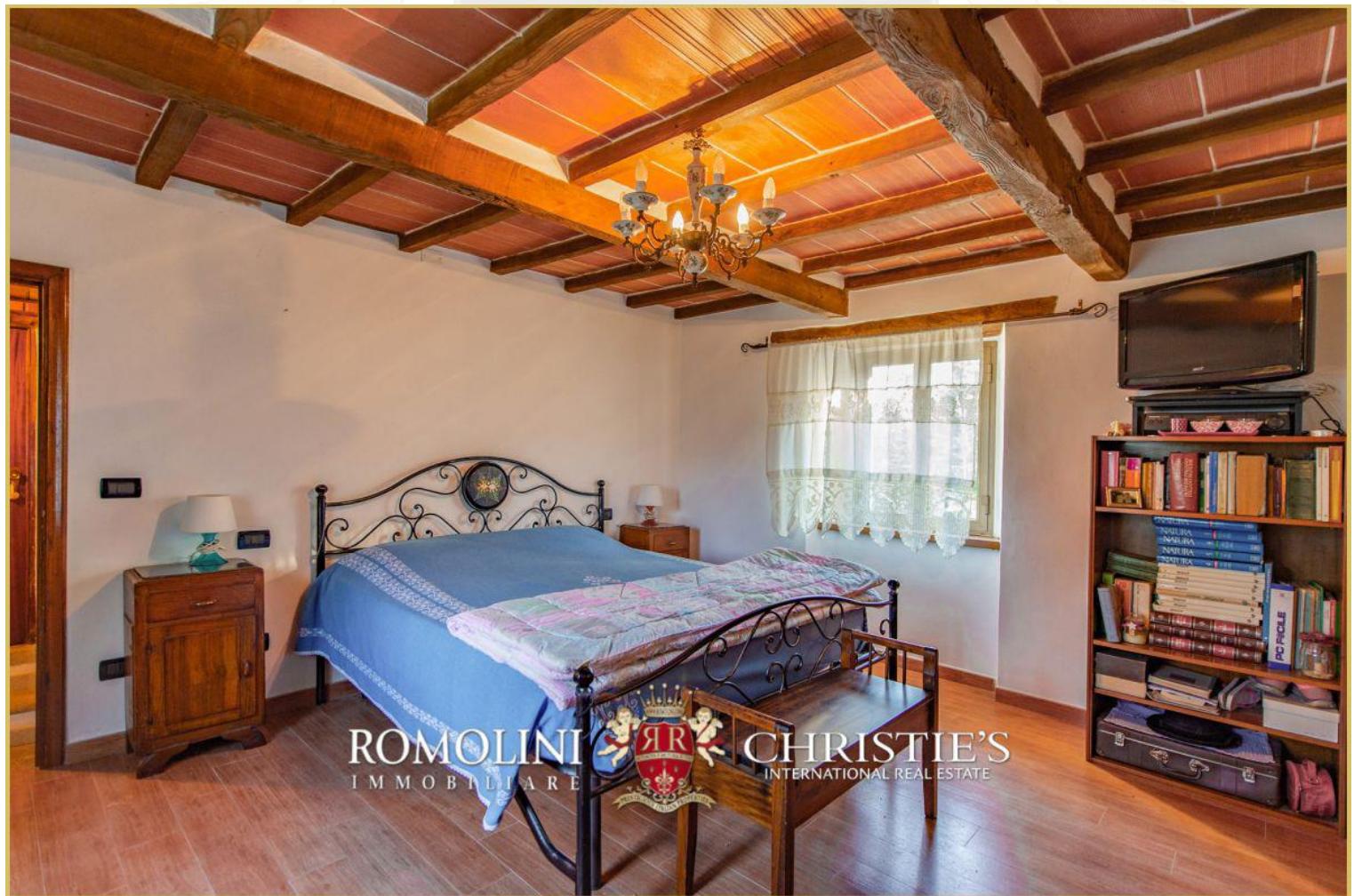


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