

Ref. 2493 – **CASALE DEL RUSCELLO**

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## COUNTRY HOUSE WITH BARN AND STREAM FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany

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**Interiors**  
479 sqm

**Bedrooms**  
4

**Bathrooms**  
1 (up to 2)

**Total land**  
1,3 ha

Not far from **Caprese Michelangelo**, in a very convenient location, partially renovated **farmhouse** with **barn** for sale. The property (partially to be completed and finished) is easily accessible by paved road and currently houses four bedrooms and one bathroom. All around the farmhouse is **1.3 hectares** of pasture, partially convertible into a garden.

The **barn** (95 sqm – 1,022 sqft) consists of one large room that can be used as a storage room and/or garage, complemented by a **shed** (100 sqm – 1,076 sqft) currently used as storage.

Services are all available in the nearby town of Caprese Michelangelo (3km), well connected by a totally paved road, while the most notable cities of **Tiber Valley** (Anghiari, Sansepolcro, Città di Castello...) can be reached in about twenty minutes by car.

The buildings are surrounded by about **1.3 hectares (3.2 acres) of land** used for pasture, bordered by a stream. Part of the land could easily be landscaped into a garden.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2493 – CASALE DEL RUSCELLO

**TYPE:** country house with barn and shed

**CONDITIONS:** partially restored

**LOCATION:** hilly, panoramic, close to services

**ACCESS:** excellent, paved road

**INTERIORS:** 479 square meters (5154 square feet)

**TOTAL ROOMS:** 13

**BEDROOMS:** 4

**BATHROOMS:** 2

**ANNEXES:** barn, shed

**MAIN FEATURES:** stone and brick walls, wood beamed ceilings, barn, land, stone fireplace, stream

**EXTERIORS:** 1.3 hectares (3.2 acres)

**GARDEN:** to be landscaped

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Closest services (300m; 2'), Caprese Michelangelo (3km; 5'), Anghiari (11km; 15'), Sansepolcro (19km; 25'), Arezzo (34km; 35'), Cortona (57km; 1h 5'), Lago Trasimeno (75 km; 1h 30'), Perugia (85km; 1h 15'), Montepulciano (92 km; 1h 35'), Pienza (98km; 1h 40'), Assisi (99km; 1h 25'), Spello (103km; 1h 20'), Siena (108km; 1h 50'), Florence (119km; 1h 40'), Todi (125km; 1h 35'), Orvieto (148km; 1h 55'), San Gimignano (162km; 2h 15'), Rome (265km; 2h 55')

## CLOSEST AIRPORTS

Perugia San Francesco (83 km; 1h 5'), Forlì L. Ridolfi (108 km; 1h 35'), Firenze A. Vespucci (133km; 1h 45'), Bologna G. Marconi (173km; 2h 5'), Ancona R. Sanzio (213km; 2h 25'), Pisa G. Galilei (224km; 3h 30'), Roma Ciampino (268km; 2h 55'), Roma Fiumicino (289km; 3h 10')



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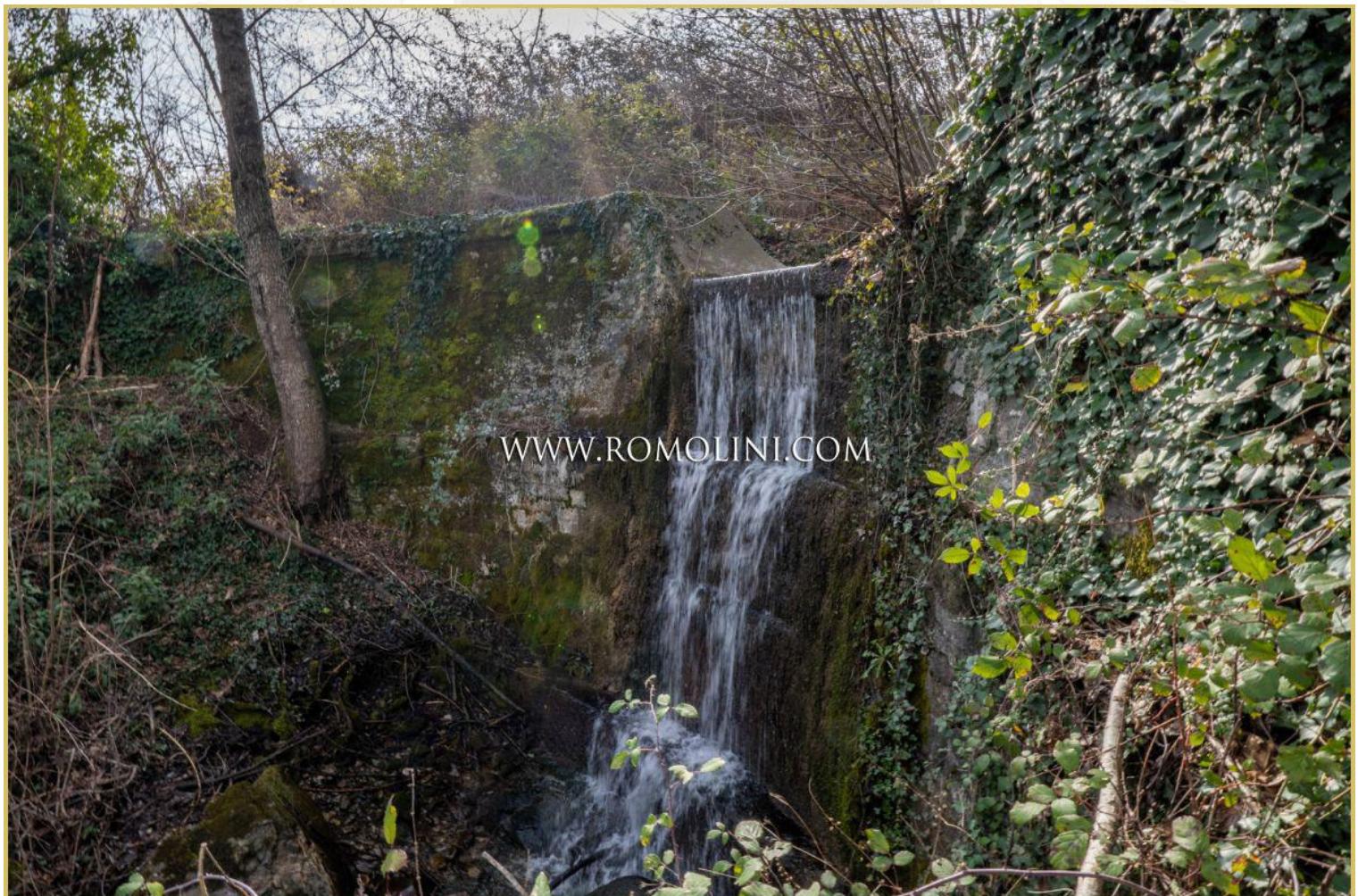
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