

RUSTIC COUNTRY HOUSES TO BE RESTORED FOR SALE IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
371 sqm

Bedrooms
Up to 9

Bathrooms
Up to 6

Total land
8.5 ha

Not far from the historic center of Anghiari, in a hilly position with excellent exposure, rural estate of 8.5 ha with farmhouses to be restored for sale. The property (over 370 sqm) consists of two rustic buildings that could be restored and used either as a private home or as a small B&B and/or Agriturismo (with a minimum of 6 bedrooms). The large areas of arable land are very suitable for planting crops typical of the area (olive trees, vines, wheat...).

SUMMARY OF THE PROPERTY

REFERENCE #: 2540 – PODERE LIBBIA

TYPE: rural estate

CONDITIONS: to be restored

LOCATION: hilly

ACCESS: unpaved road (150 m)

INTERIORS: 371 square meters (3,992 square feet)

TOTAL ROOMS: 12

BEDROOMS: up to 9

BATHROOMS: up to 6

ANNEXES: guesthouse

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, garden to be recovered, arable land, excellent exposure, ideal for an Agriturismo and/or B&B

EXTERIORS: 8.5 hectares (21.0 acres)

GARDEN: to be recovered

SWIMMING POOL: no, but possible

E ELECTRICITY: already connected

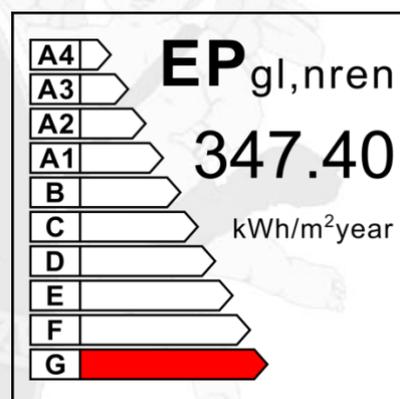
WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed



CLOSEST CITIES AND TOWNS

Town with services (1km; 3'), Anghiari (2km; 5'), Sansepolcro (10km; 16'), Città di Castello (25km; 25'), Arezzo (24km; 30'), Cortona (49km; 55'), Montepulciano (80km; 1h 15'), Perugia (76km; 1h), Siena (90km; 1h 26'), Florence (99km; 1h 40'), San Gimignano (143km; 2h 15')

CLOSEST AIRPORTS

Perugia San Francesco (82km; 1h 5'), Firenze A. Vespucci (120km; 1h 40'), Ancona R. Sanzio (167km; 2h 30'), Pisa G. Galilei (182km; 2h 30'), Bologna G. Marconi (191km; 2h 20'), Roma Ciampino (256km; 2h 50'), Roma Fiumicino (271km; 3h)

PODERE LIBBIA

Not far from the historic center of **Anghiari**, in a hilly position with excellent exposure, **rural estate** of 8.5 ha with **farmhouses** to be restored for sale. The property (over 370 sqm) consists of two rustic buildings that could be restored and used either as a **private home** or as a small **B&B** and/or **Agriturismo** (with a minimum of 6 bedrooms). The large areas of arable land are very suitable for planting crops typical of the area (olive trees, vines, wheat...).

For basic services it is enough to reach the village of Anghiari (about 1 km), located higher up in the hills, where you can find supermarkets, post office, banks, bars and restaurants. From here it is then easy to move throughout the **Tiber Valley** with its beautiful and renowned art cities (Sansepolcro, Città di Castello, Umbertide...).

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (210 sqm – 2,260 sqft) is a rustic building on three levels. The ground floor retains its original use as cellars and storerooms, with large rooms and an oven. On the other hand, the second floor is the farmer's house, entirely to be renovated, where up to four rooms with two service bathrooms and a large living room could be obtained. The top floor is intended for attics, partially habitable in the central portion.

The **outbuilding** (161 sqm – 1,732 sqft) is also structured on three levels. On the lowest floor are the old cellars, consisting of three large rooms that can be converted into a nice living area and/or common room for guests. On the second floor, on the other hand, is an apartment, accessible by external staircase, consisting of large living area with terrace, kitchen, two bedrooms and bathroom.

Both buildings are in need of major restoration work, both structurally and in terms of finishes, with general modernization of fixtures and fittings, so as to adapt them to modern standards and improve the energy efficiency of the property.

EXTERIORS

The estate covers a total area of **8.5 hectares (21.0 acres)** placed on a slight hillside, with excellent southern exposure. All around the building the flat portion of the property is very suitable for the creation of a garden (about 5,000 sqm) with the possibility of building a swimming pool for guests. The remaining area is covered entirely by arable land/grazing land on which crops could be planted in the context of an Agriturismo-type activity.

























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