

Ref. 2542 – **VILLA DEI CASTAGNI**

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RESTORED HOUSE WITH GARDEN FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany

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Interiors
220 sqm

Bedrooms
6

Bathrooms
2

Garden
3,030 sqm

A short distance from **Caprese Michelangelo**, in a small country hamlet, **small villa** with garden for sale. The building (220 sqm) is structured on three floors that include cellars, living room, kitchen, six bedrooms and two bathrooms. All around, **3,030 sqm of fenced garden** complete the building and ensure pleasant shaded spaces for summer days.

Less than 2 km from the property is a well-stocked store for all daily needs, while in the town of Caprese (4km; 10') there is a post office, banks, pharmacy and various stores. Going down towards the **Tiber Valley**, renowned towns such as Anghiari, Sansepolcro, Monterchi and Città di Castello are also easily accessible.

SUMMARY OF THE PROPERTY

REFERENCE #: 2542 – VILLA DEI CASTAGNI

TYPE: villa with garden

CONDITIONS: yes

LOCATION: hilly, in a small hamlet

ACCESS: excellent, paved road

INTERIORS: 220 square meters (2,367 square feet)

TOTAL ROOMS: 8

BEDROOMS: 6

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone and wood walls, grit floors, wood-burning fireplace, fenced garden with chestnut trees

GARDEN: 3,030 square meters (0.6 acres)

SWIMMING POOL: no

ELECTRICITY: already connected

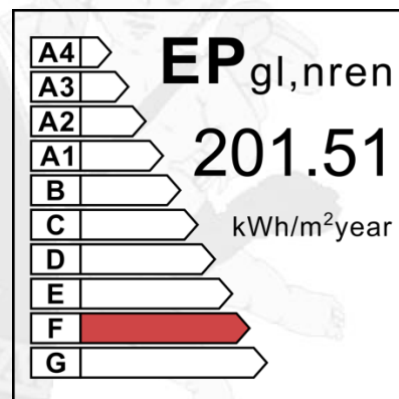
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fireplace



CLOSEST CITIES AND TOWNS

Closest services (2km; 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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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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

(+39) 0575 788 948

www.romolini.com

info@romolini.com