

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

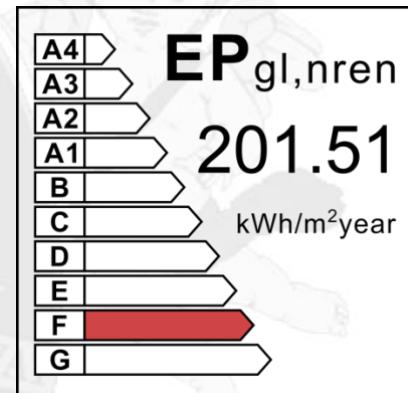
**WATER SUPPLY:** mains water

**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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