

Ref. 2613 – **PODERE DELLA VITTORIA**

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RUSTIC ESTATE WITH COUNTRY HOUSE TO BE RENOVATED FOR SALE IN ANGIARI, TUSCANY

Anghiari – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
711 sqm

Bedrooms
7+

Bathrooms
5+

Total land
4,550 sqm

In the province of Arezzo, in a quiet but easily accessible location in the hills of Anghiari, rustic estate to be restored with outbuildings for sale. Thanks to its excellent location and generous size (over 700 sqm), the property, after it has been restored, can be used either as a private residence or as an income property.

SUMMARY OF THE PROPERTY

REFERENCE #: 2613 – PODERE DELLA VITTORIA

TYPE: rural estate

CONDITIONS: to be restored

LOCATION: hilly

ACCESS: unpaved road

INTERIORS: 711 square meters (7,653 square feet)

TOTAL ROOMS: 33

BEDROOMS: 7+

BATHROOMS: 5+

ANNEXES: two outbuildings to be renovated

MAIN FEATURES: stone and brick buildings, ceilings with wooden beams and terracotta tiles, terracotta floors, stone floor, fireplaces

EXTERIORS: 4,550 square meters (1.1 acres)

GARDEN: to be landscaped

SWIMMING POOL: no

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators + fan coils



CLOSEST CITIES AND TOWNS

Anghiari (5km; 5'), Sansepolcro (13km; 17'), Città di Castello (30km; 25'), Arezzo (28km; 35'), Cortona (50km; 1h), Perugia (79km; 1h5'), Montepulciano (83km; 1h15'), Passignano sul Trasimeno (88km; 1h10'), Pienza (90km; 1h25'), Assisi (95km; 1h15'), Florence (100km; 1h30'), Siena (106km; 1h30'), San Gimignano (144km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (78km; 1h), Forlì L. Ridolfi (112km; 1h 40'), Firenze A. Vespucci (120km; 1h 35'), Ancona R. Sanzio (180km; 2h 10'), Pisa G. Galilei (180km; 2h 15'), Bologna G. Marconi (188km; 2h 20'), Roma Ciampino (260km; 2h 50'), Roma Fiumicino (275km; 2h55')

PODERE DELLA VITTORIA

In the province of **Arezzo**, in a quiet but easily accessible location in the hills of **Anghiari**, rustic **estate** to be restored with outbuildings for sale. Thanks to its excellent location and generous size (over 700 sqm), the property, after it has been restored, can be used either as a **private residence** or as an **income property**.

The main services are available in Anghiari (5km; 5'), one of the most beautiful villages in Italy. Various centers of **Tuscany** and **Umbria** can be reached in less than an hour and a half (San Giustino, Città di Castello, Sansepolcro, Arezzo, Cortona, Siena, Florence...).

The nearest airport is Perugia (78km; 1h), while for international flights the terminals in Florence, Pisa, Bologna and Rome are very convenient.

DESCRIPTION OF THE PROPERTY, STATE AND FINISHES

The main building is divided into two halves. The renovated part of the building is divided into three apartments, while the rest of the structure could be renovated and repurposed into two or three apartments (depending on size).

- **Apt. A:** kitchen, living room, two bathrooms and two bedrooms;
- **Apt. B:** kitchen, living room, two bedrooms and bathroom;
- **Apt. C:** kitchen, three bedrooms and two bathrooms

The two old outbuildings are in need of renovation, but one of them, is structurally sound.

The properties are surrounded by **4,550 sqm (1.1 ac) of land** that includes an **olive grove**, arable land, and woods.















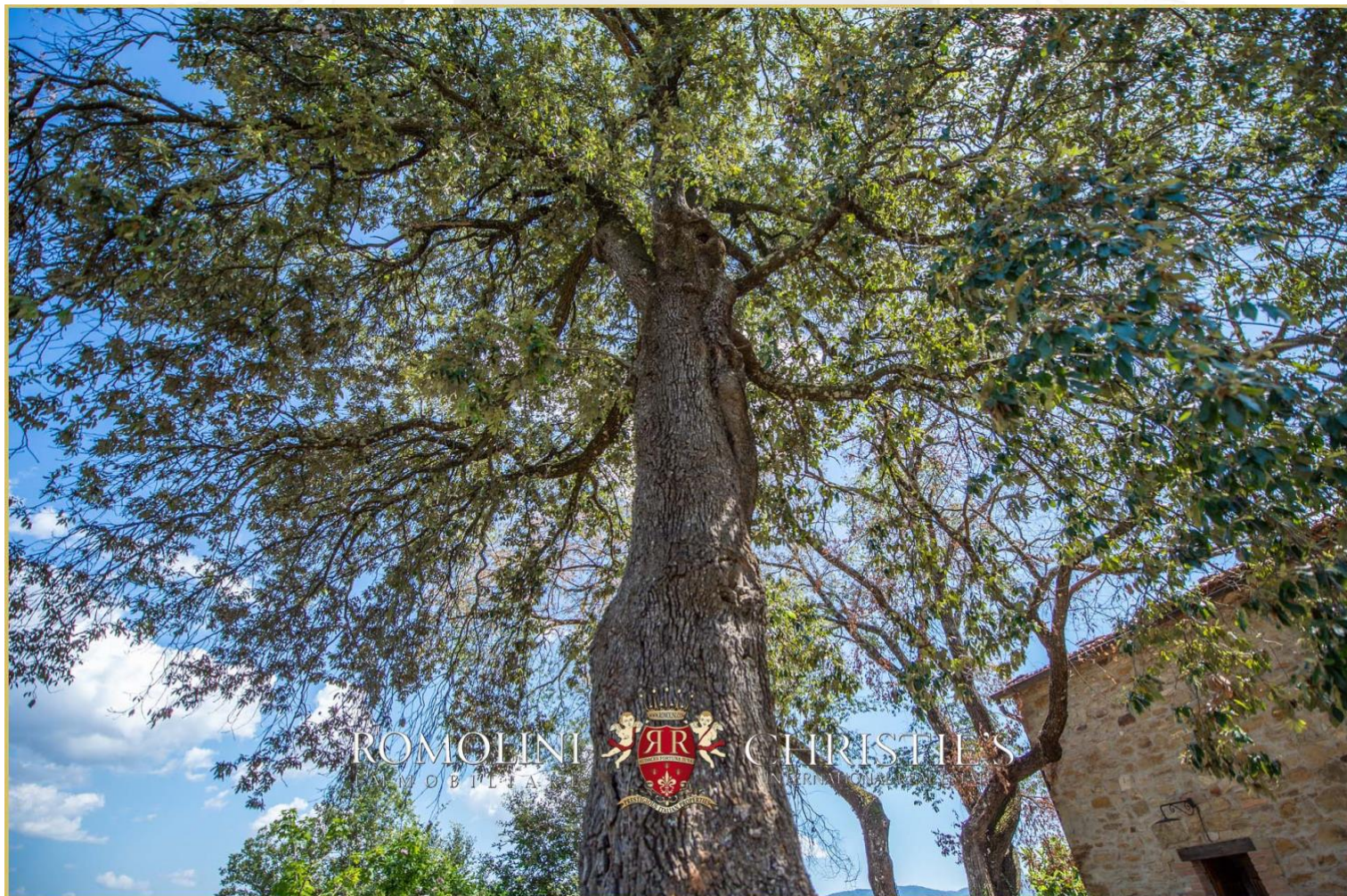






















































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