

Ref. 2639 – **CASINA NEL BORGO**

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RESTORED STONE TOWNHOUSE FOR SALE IN A MEDIEVAL HAMLET IN CASENTINO, TUSCANY

Ortignano Raggiolo – Arezzo – Tuscany

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In one of the oldest towns of **Casentino**, now listed among the most beautiful in Italy, renovated **townhouse** for sale. The small hamlet, at an altitude of about 600 m asl, is located on the Casentino slopes of **Pratomagno**. The town, with its stone houses, is built on rock and is characterized by a maze of pedestrian alleys that wind through the ancient walls, offering great quiet.

The surrounding places are intact and of considerable natural interest. An excellent starting point for those who love hiking in nature, among centuries-old forests crossed by streams rich in water among unspoiled landscapes. Another point of interest is the **Mercatella River Park**, a revitalization project of a green area along the Barbozzaia stream for of events and initiatives.

The **house** (79 sqm – 850 sqft) is on three levels and includes a dining room with kitchen and fireplace, a bedroom with bathroom and an attic. In the loggia, with a beautiful view of the valley, is an oven, rebuilt over the old one and in working order.

The property has been renovated by the current owners who are using it, together with another similar property next door, in an accommodation function. The sale also includes the furniture, so that the new owner can as of now continue this activity if he/she wishes.

SUMMARY OF THE PROPERTY

REFERENCE #: 2639 – CASINA NEL BORGO

TYPE: stone townhouse

CONDITIONS: restored

LOCATION: medieval hamlet

ACCESS: excellent, paved road

INTERIORS: 79 square meters (850 square feet)

TOTAL ROOMS: 3

BEDROOMS: 1

BATHROOMS: 1

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta flooring, fireplace, wooden beams, metal and wooden staircase, outdoor paved patio, furniture included in the selling price

EXTERIORS: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

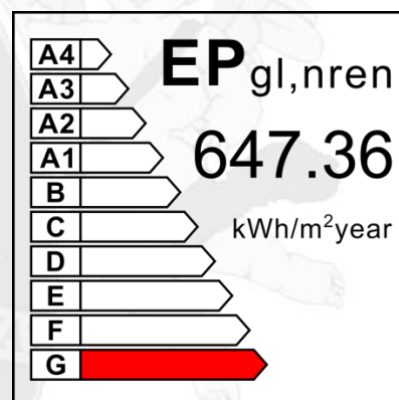
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: no

HEATING SYSTEM: pellet stove (radiators) + fireplace



CLOSEST CITIES AND TOWNS

Closest services (150m; 2'), Bibbiena (10km; 15'), Poppi (12km; 15'), Chiusi della Verna (29km; 40'), Arezzo (40km; 50'), Anghiari (53km; 1h 10'), Florence (67km; 1h 35'), Cortona (69km; 1h 30'), Montepulciano (91km; 1h 35'), Pienza (98km; 1h 45'), Siena (114km; 1h 55'), San Gimignano (118km; 2h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (92km; 1h 45'), Forlì L. Ridolfi (106km; 2h 5'), Perugia San Francesco (127km; 2h 5'), Rimini F. Fellini (136km; 2h 15'), Pisa G. Galilei (152km; 2h 25'), Bologna G. Marconi (173km; 2h 30'), Roma Ciampino (269km; 3h 5'), Roma Fiumicino (283km; 3h 10')











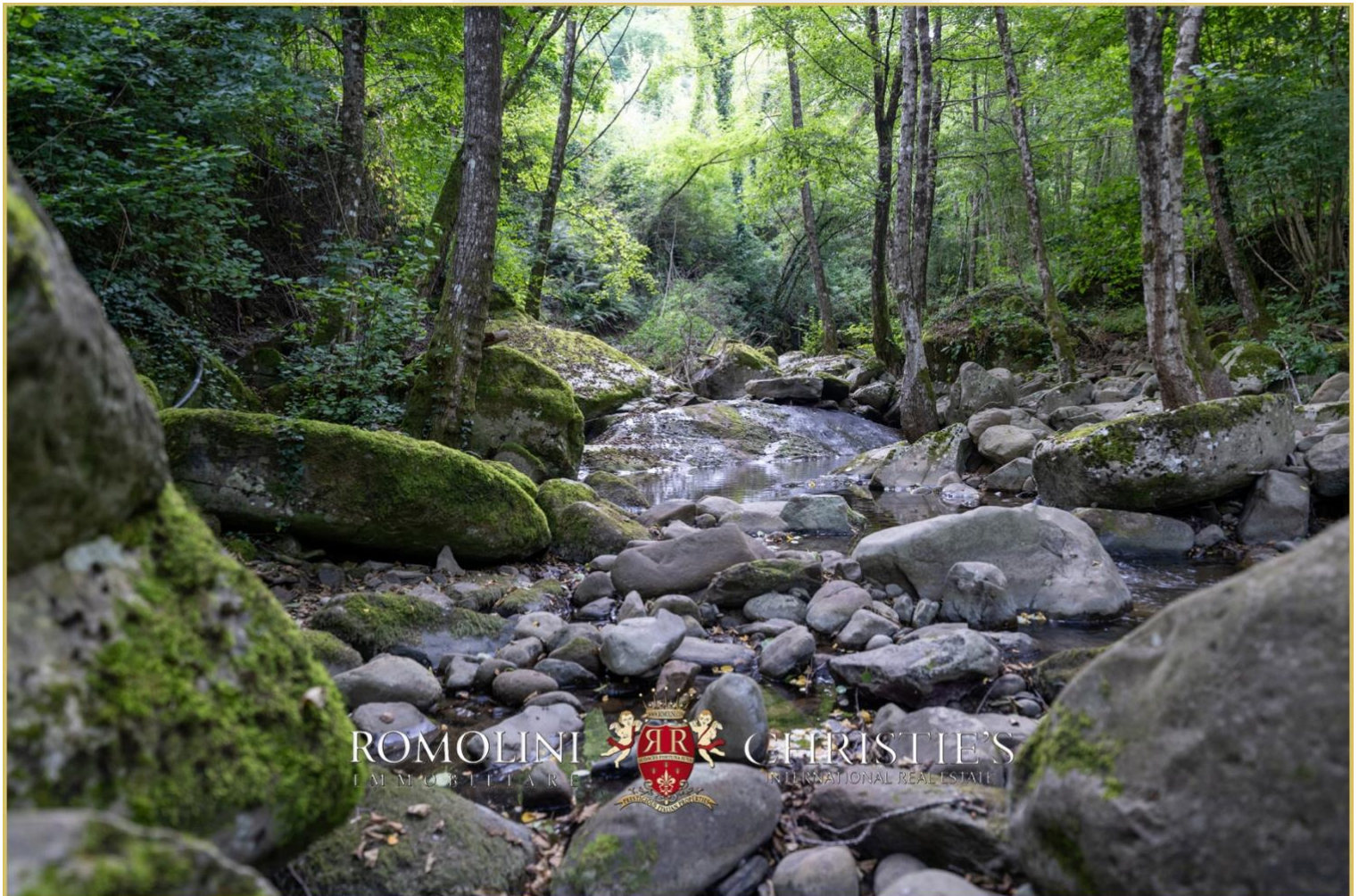














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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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

(+39) 0575 788 948

www.romolini.com

info@romolini.com