

Ref. 2640 – **CASA TEGGINA**

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STONE HOUSE WITH GARDEN 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** (85 sqm – 915 sqft) is on three levels and includes a living room with kitchen and fireplace, a bedroom with bathroom and a cellar. Outside, an 83-sqm garden offers a stunning panoramic view of the Casentino valleys.

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 #: 2640 – CASA TEGGINA

TYPE: stone townhouse

CONDITIONS: restored

LOCATION: medieval hamlet

ACCESS: excellent, paved road

INTERIORS: 85 square meters (915 square feet)

TOTAL ROOMS: 4

BEDROOMS: 1

BATHROOMS: 1

ANNEXES: no

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

GARDEN: 83 square meters (893 square feet)

SWIMMING POOL: no

ELECTRICITY: already connected

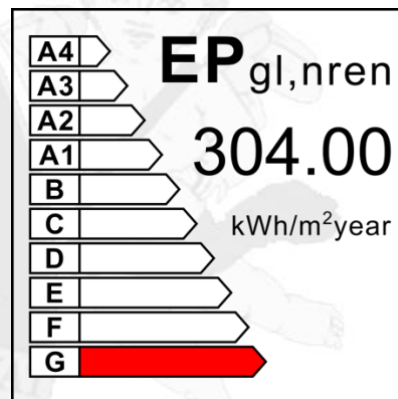
WATER SUPPLY: mains water

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')







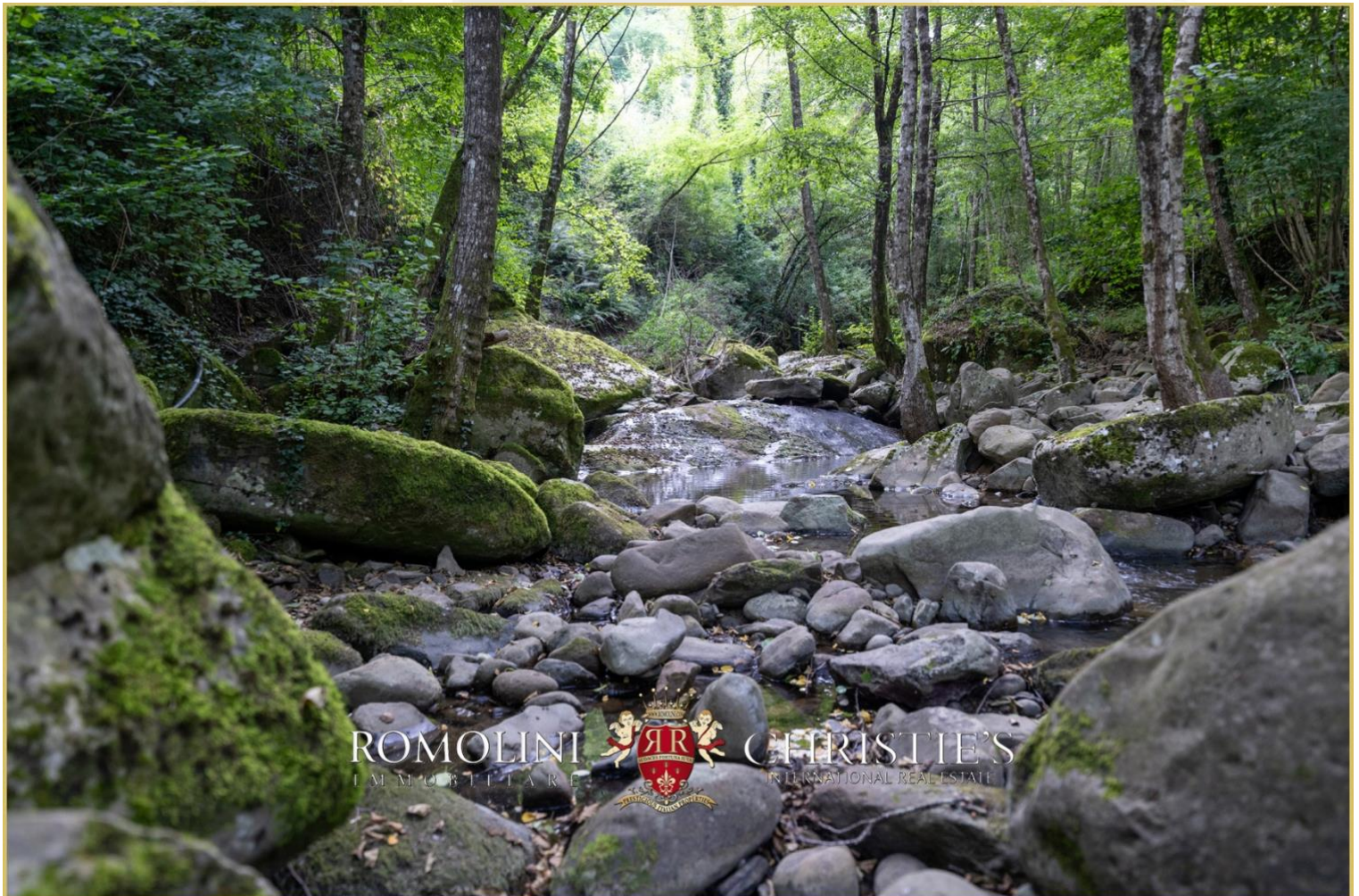














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