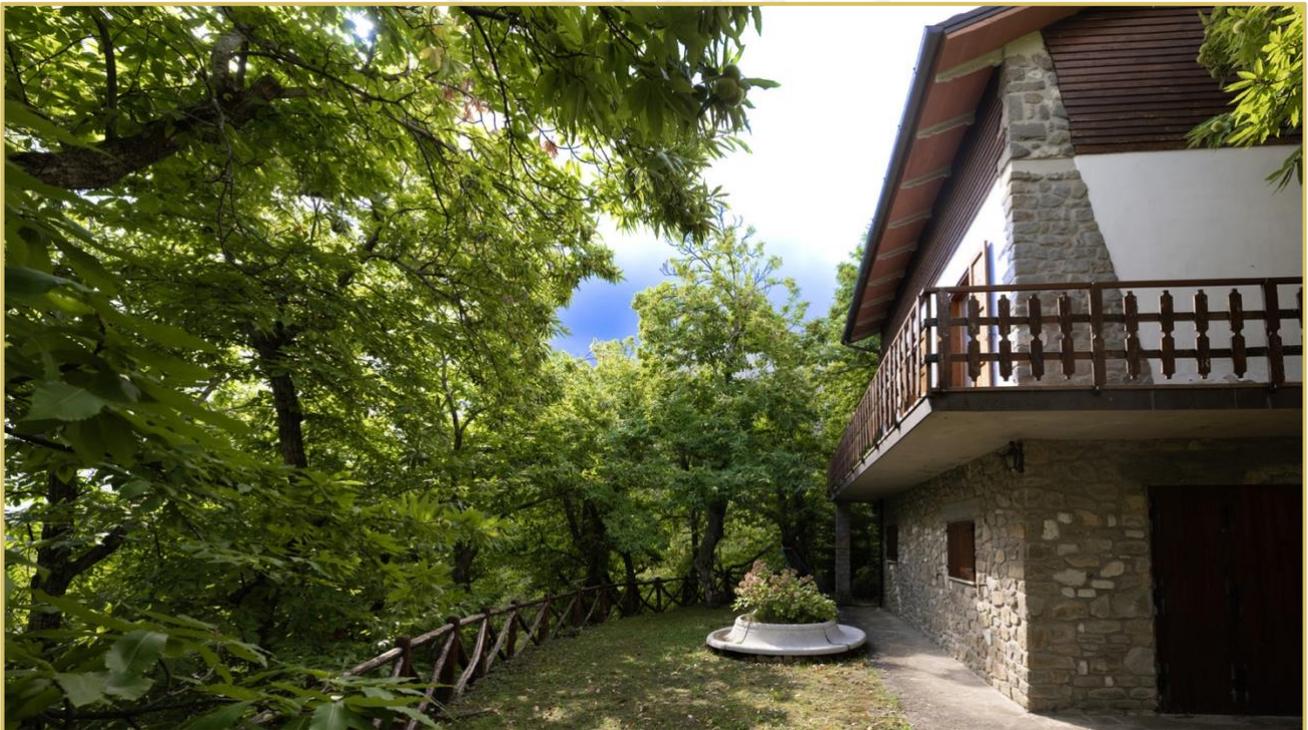


## COUNTRYSIDE VILLA WITH GARDEN FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany

[VIEW ON OUR WEBSITE](#)



**Interiors**  
190 sqm

**Bedrooms**  
4

**Bathrooms**  
2

**Garden**  
1,790 sqm

A few kilometers from **Caprese Michelangelo**, in an evocative and unspoiled pre-mountain landscape, lovely small **villa** of 190 sqm for sale. The house, which is easily accessible by paved road, represents an ideal solution for those who wish to combine living immersed in nature with proximity to the main services. Two of the floors offer direct access to the outside.

- **Lower ground floor:** large garage with laundry corner and woodshed;
- **Upper ground floor:** bright living room with fireplace, large kitchen, bedroom and bathroom. A spacious terrace surrounds the entire floor, connecting to the garden terrace, where a large convivial table provides the ideal space for outdoor dining.
- **First floor:** three bedrooms, two of which have a panoramic terrace, and bathroom.

The property is surrounded by a fully fenced **private 1,790-sqm garden**: with its shady corners, the garden is the perfect place to relax during hot summer days.

Caprese Michelangelo, just a few km away, offers restaurants, bars, pharmacy, post office and banks.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2643 – DIMORA DEI CASTAGNI

**TYPE:** villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** paved road

**INTERIORS:** 190 square meters (2,044 square feet)

**TOTAL ROOMS:** 10

**BEDROOMS:** 4

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** terracotta floors, wooden staircase, fireplace, double glazing, garage, exterior lighting system, paved road, fenced garden

**EXTERIORS:** 1,790 square meters (19,260 square feet)

**GARDEN:** yes, fenced

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

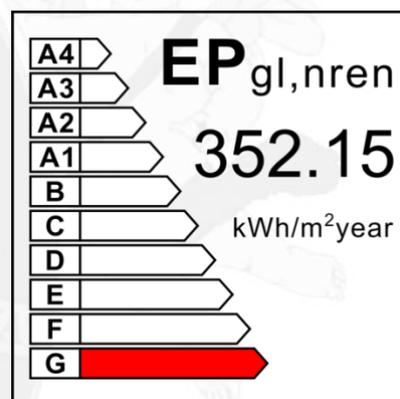
**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** gasoil

**HEATING SYSTEM:** radiators + fireplace



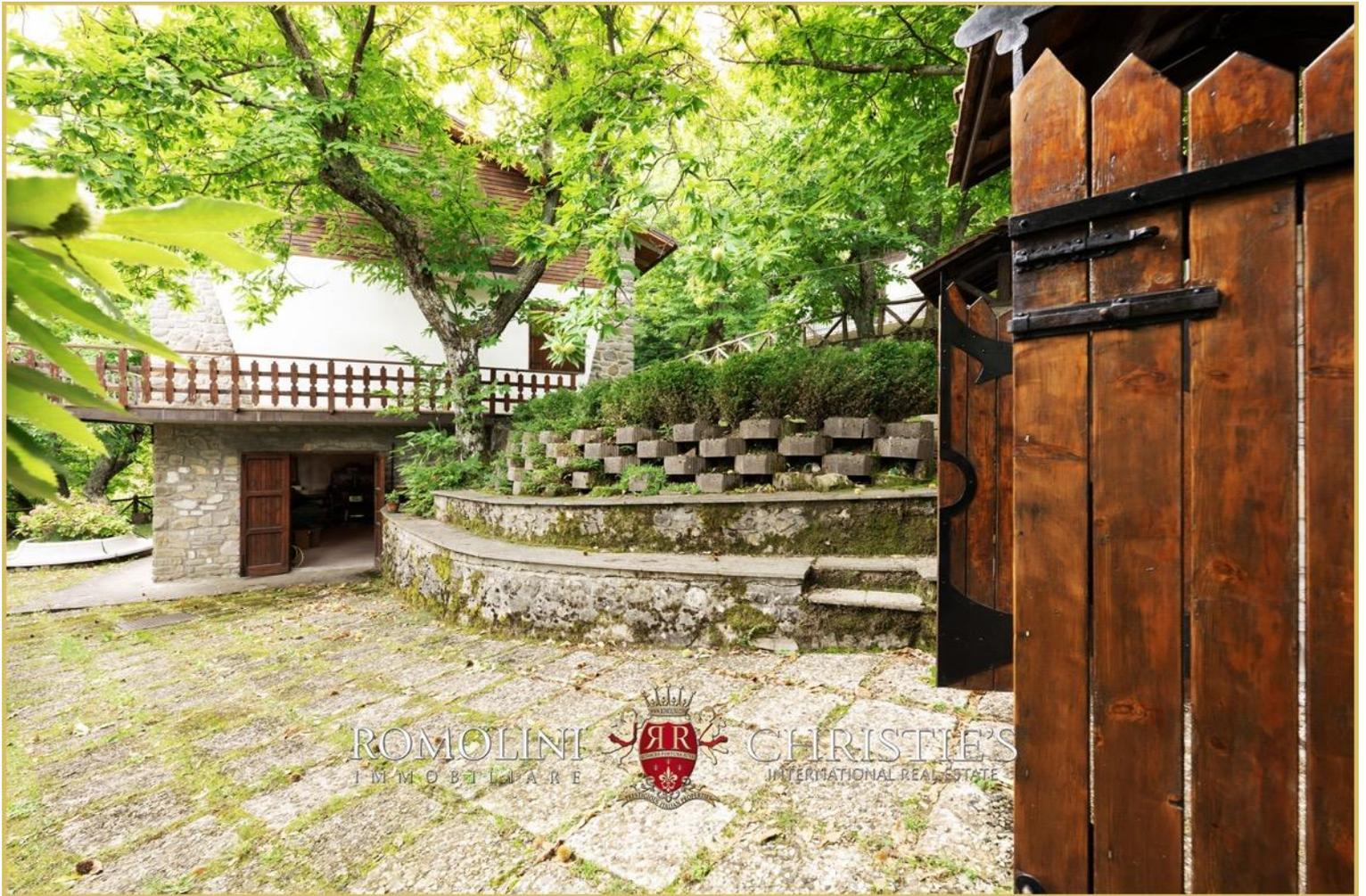
## CLOSEST CITIES AND TOWNS

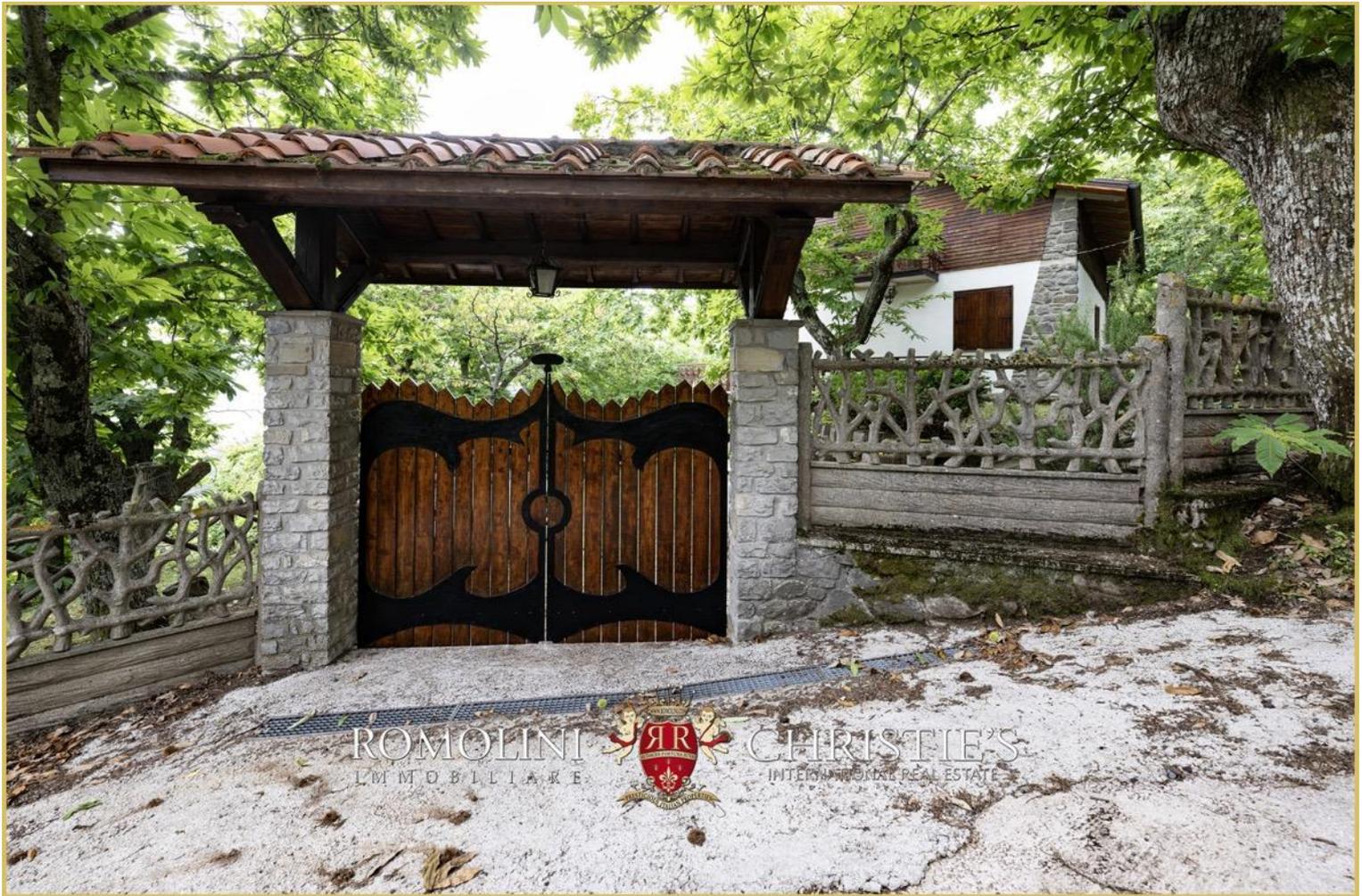
Caprese Michelangelo (4km; 8'), Anghiari (22km; 30'), Sansepolcro (29km; 40'), Città di Castello (44km; 45min), Arezzo (54km; 1h), Cortona (68km; 1h 25'), Castiglion del Lago (86km; 1h 40'), Perugia (95km; 1h 25'), Montepulciano (101km; 1h 45'), Pienza (108km; 1h 55'), Assisi (112km; 1h 35'), Spello (114km; 1h35'), Siena (124km; 2h), Florence (126km; 2h), Todi (137km; 1h 50'), Orvieto (157km; 2h 10'), San Gimignano (173km; 2h 35'), Rome (267km; 3h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (94km; 1h 25'), Forlì L. Ridolfi (100km; 1h 40'), Firenze A. Vespucci (147km; 2h), Bologna G. Marconi (176km; 2h 15'), Ancona R. Sanzio (197km; 2h 30'), Pisa G. Galilei (208km; 2h 40'), Roma Ciampino (279km; 3h 10'), Roma Fiumicino (293km; 3h' 20')















ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



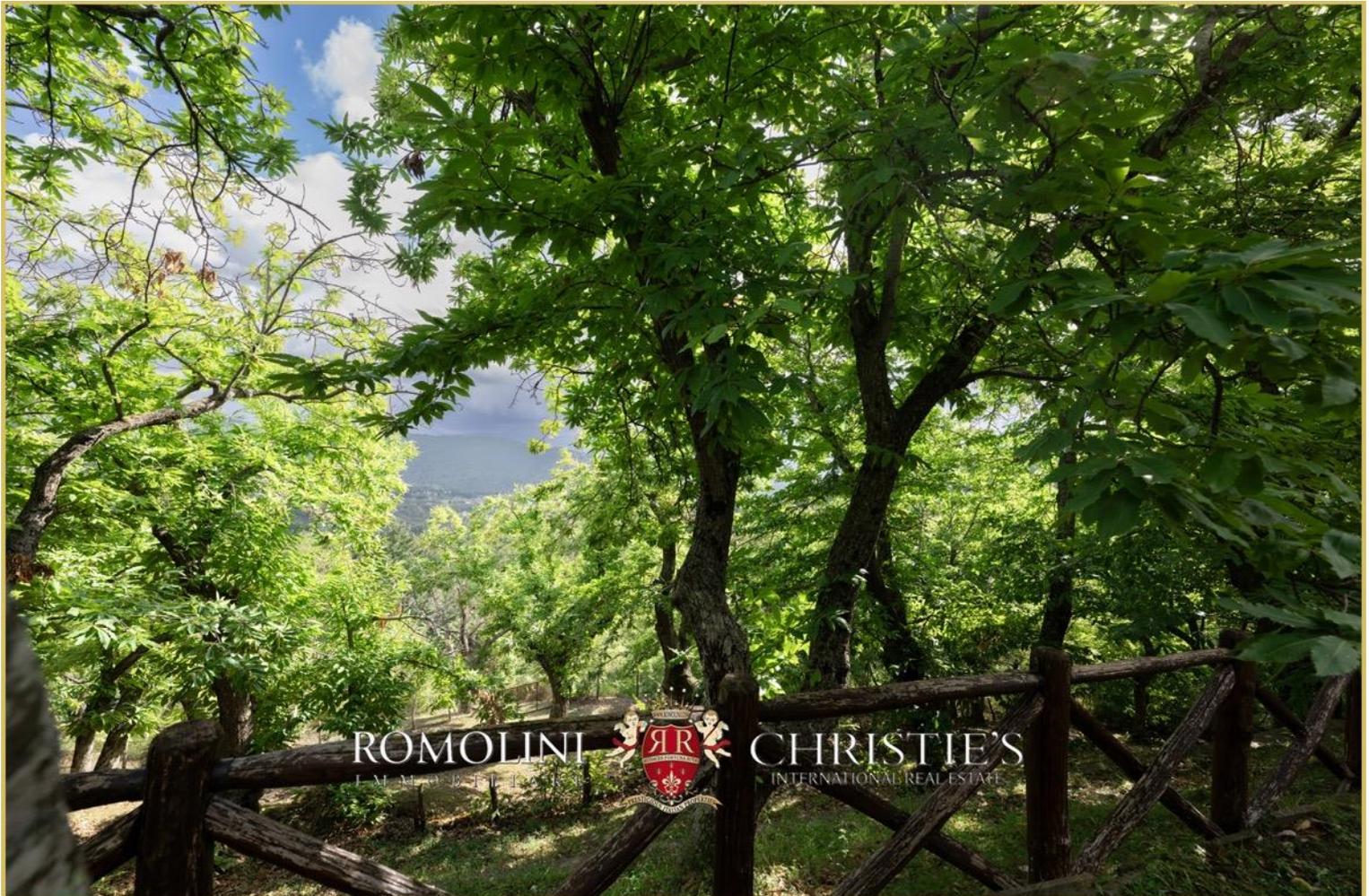
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARI



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



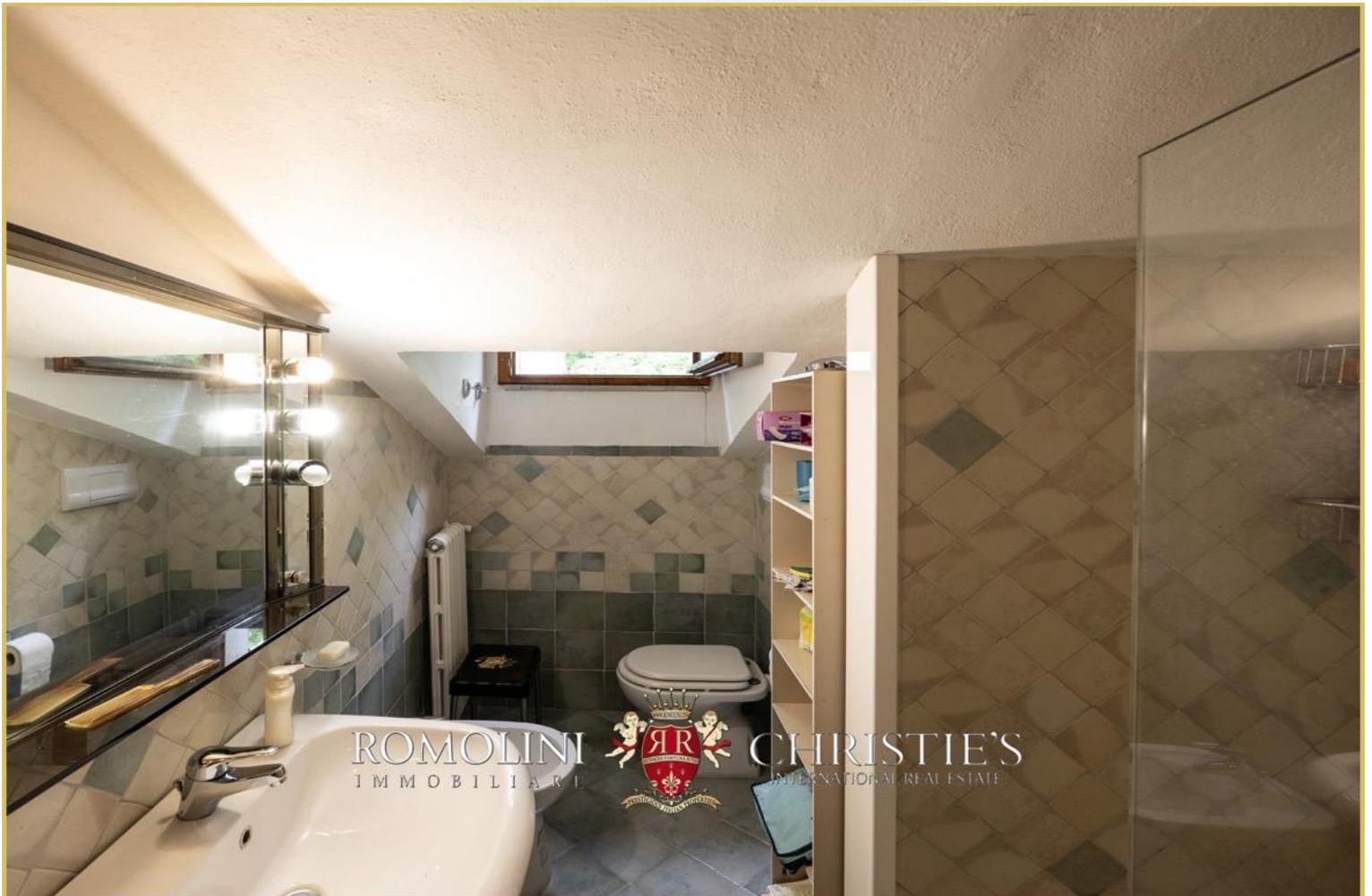
ROMOLINI  
IMMOBILIARI



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





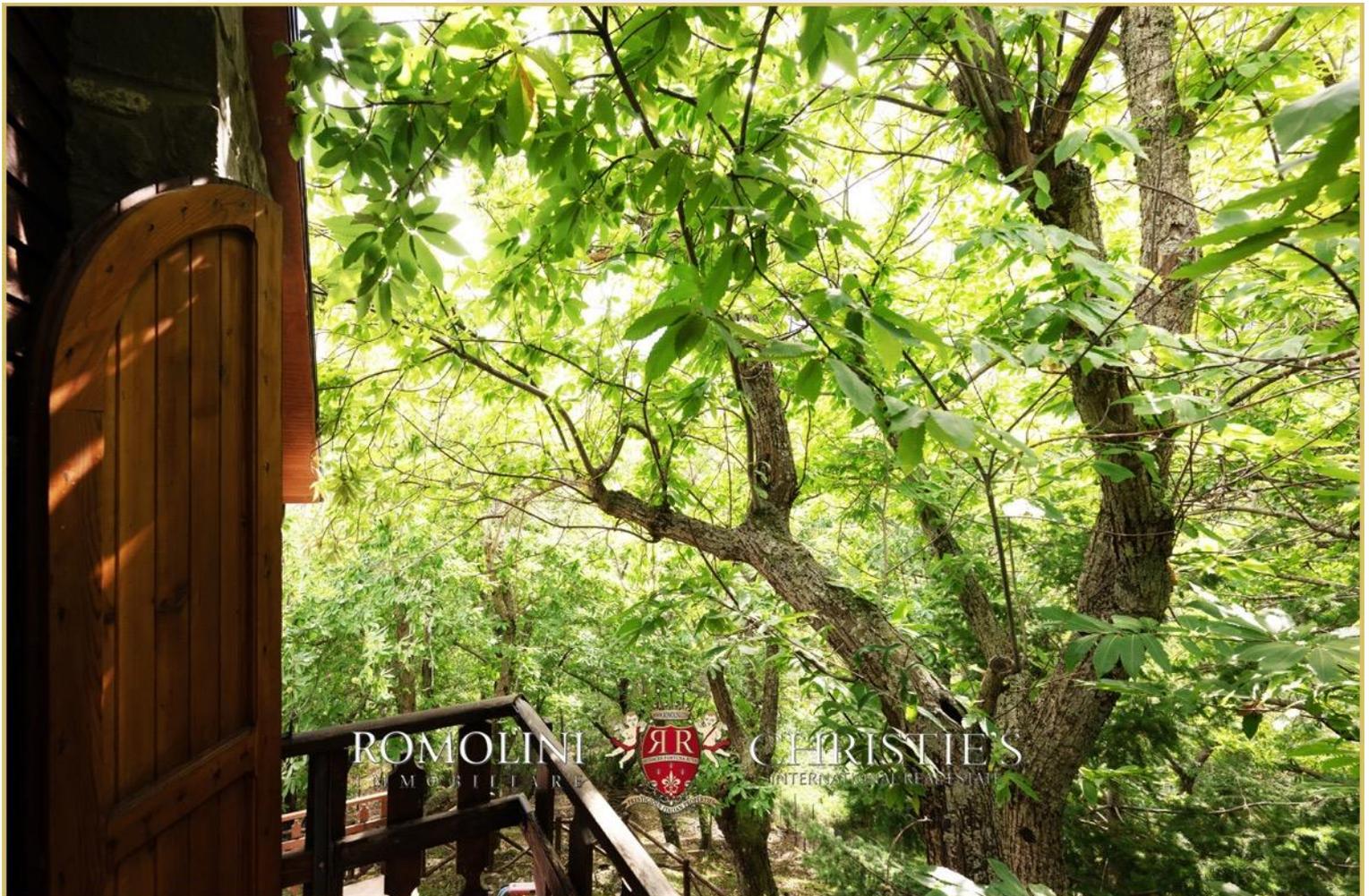














ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI IMMOBILIARE

CHRISTIE'S INTERNATIONAL REAL ESTATE



ROMOLINI IMMOBILIARE

CHRISTIE'S INTERNATIONAL REAL ESTATE





**ROMOLINI**  
I M M O B I L I A R E

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISIT OUR  
YOUTUBE CHANNEL

**AGENZIA ROMOLINI IMMOBILIARE S.R.L.**

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

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)