

Ref. 2664 – **DIMORA ANGIARI**

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LUXURY VILLA WITH VIEWS OF THE HISTORIC CENTER OF ANGIARI FOR SALE IN TUSCANY

Anghiari – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
430 sqm

Bedrooms
7

Bathrooms
4

Garden
3,140 sqm

Less than two kilometers from the historic center of Anghiari, in an open and sunny position overlooking the medieval town, countryside villa with outbuildings and garden for sale. The property consists of several buildings, the most important of which is a beautiful restored farmhouse with well-preserved rustic finishes. The outbuildings, on the other hand, need renovation and are surrounded by a 3,140-sqm garden.

SUMMARY OF THE PROPERTY

REFERENCE #: 2664 – DIMORA ANGIARI

TYPE: villa with outbuildings

CONDITIONS: habitable

LOCATION: open and sunny, 2 km from the town

ACCESS: strada bianca (700 m)

INTERIORS: 430 square meters (4,627 square feet)

TOTAL ROOMS: 16

BEDROOMS: 7

BATHROOMS: 4

ANNEXES: tower, barn, former pigsty

MAIN FEATURES: stone buildings, stone fireplaces, brick arches, stone staircase, vaulted ceilings, wooden ceilings, automated gate, garden, outbuildings to be restored

EXTERIORS: 3,140 square meters (0.8 acres)

GARDEN: yes, fenced

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 350.49 kWh/m²year)

HEATING SYSTEM: radiators + fireplaces

CLOSEST CITIES AND TOWNS

Anghiari (2km; 5'), Sansepolcro (8km; 10'), Città di Castello (23km; 20'), Arezzo (30km; 35'), Cortona (46km; 55'), Perugia (74km; 1h), Montepulciano (79km; 1h 10'), Passignano sul Trasimeno (84km; 1h 10'), Pienza (86km; 1h 20'), Assisi (91km; 1h 10'), Siena (98km; 1h 20'), Florence (108km; 1h 30'), San Gimignano (150km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (73km; 1h), Firenze A. Vespucci (125km; 1h 35'), Bologna G. Marconi (184km; 2h 5'), Pisa G. Galilei (185km; 2h 10'), Roma Ciampino (257km; 2h 45'), Roma Fiumicino (271km; 2h 45')

DIMORA ANGIARI

Less than two kilometers from the **historic center of Anghiari**, in an open and sunny position overlooking the medieval town, **countryside villa** with outbuildings and garden for sale. The property consists of several buildings, the most important of which is a beautiful **restored farmhouse** with well-preserved rustic finishes. The outbuildings, on the other hand, need renovation and are surrounded by a **3,140-sqm garden**.

This property represents an extraordinary opportunity for a large family or several households, thanks to the different buildings and the ample space available. The property, which offers both excellent privacy and easy access to the main cultural and tourist centers of Tuscany and Umbria, is also ideal for developing an accommodation facility.

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

DESCRIPTION OF THE PROPERTY

The **main villa** (220 sqm – 2,367 sqft, 4 bedrooms and 3 bathrooms) is on three levels and is in good condition.

- **Ground floor:** large living room, kitchen and bathroom;
- **First floor:** three bedrooms, bathroom and checkroom.
- **Second floor:** bedroom with bathroom and checkroom, two studies and storage room.

The **tower house** (130 sqm – 1,399 sqft, 3 rooms and 1 bathroom) is structured on four floors and needs renovation work:

- **Ground floor:** four cellar rooms;
- **First floor:** kitchen, bedroom and bathroom;
- **Second floor:** bedroom;
- **Attic:** bedroom.

Completing the property is an **old barn** (50 sqm – 538 sqft) and the former **pigpen** (30 sqm – 323 sqft), both in need of renovation.

The buildings are surrounded by a **fenced garden of 3,140 sqm (0.8 acres)**, with two entrances equipped with convenient automatic gates.

















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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