

Ref. 2664 – **DIMORA ANGHIARI**[www.romolini.co.uk/en/2664](http://www.romolini.co.uk/en/2664)

## LUXURY VILLA WITH VIEWS OF THE HISTORIC CENTER OF ANGHIARI 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 ANGHIARI

**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<sub>gl, nren</sub> = 350.49 kWh/m<sup>2</sup>year)

**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 ANGHIARI

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.



ROMOLINI  
IMMOBILIARE  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE  
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  
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  
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  
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  
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 CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**ROMOLINI**  
IMMOBILIARE

**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)