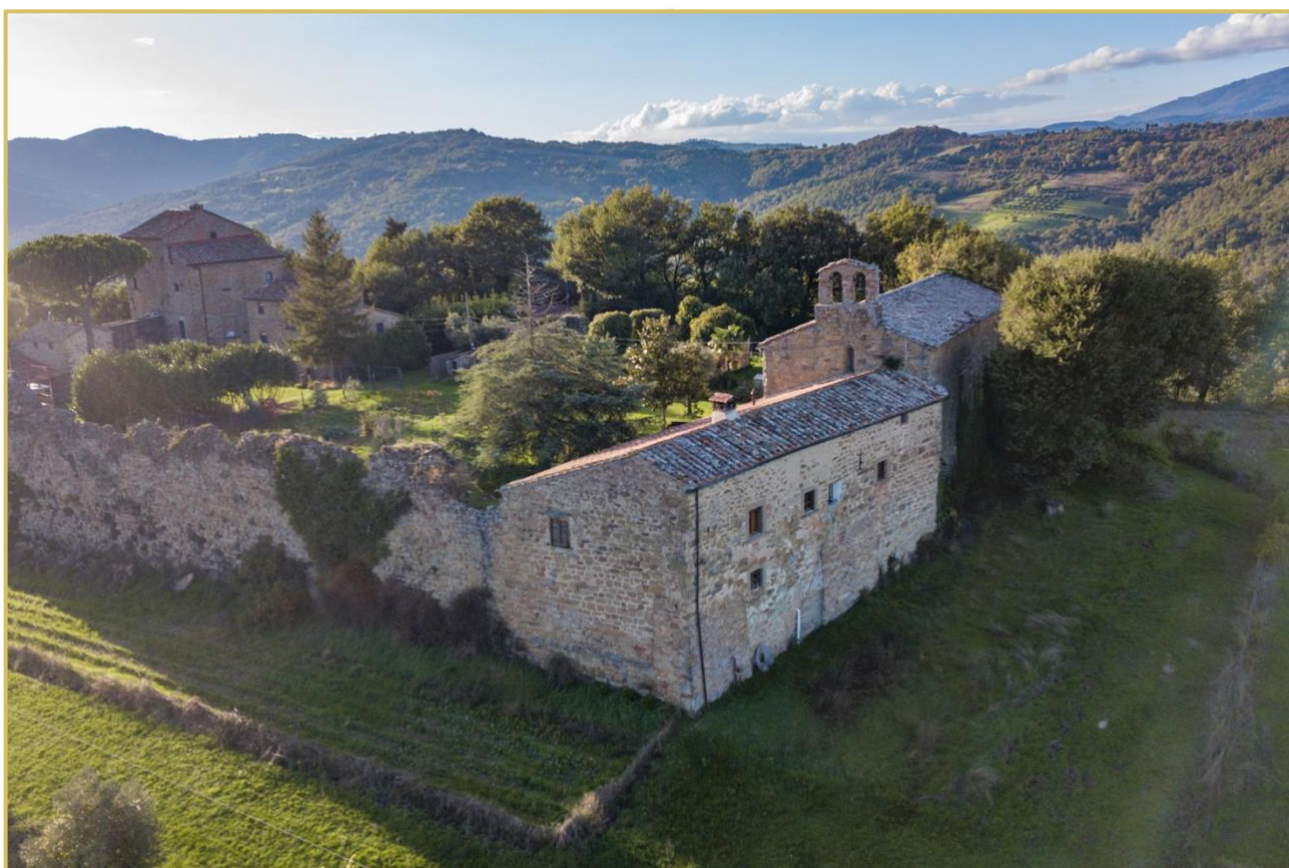


Ref. 2704 – **CASA DELL'ABATE**

[www.romolini.co.uk/en/2704](http://www.romolini.co.uk/en/2704)

## RUSTIC FARMHOUSE WITH GARDEN FOR SALE IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany



**Interiors**  
195 sqm

**Bedrooms**  
2

**Bathrooms**  
1

**Swimming pool**  
673 sqm

Located inside a castle, the property enjoys an exclusive location and spectacular views of the surrounding valley, just a short walk from the town of **Anghiari**, with its rich history and traditions. The area is perfect for those seeking the tranquility of the Tuscan countryside without sacrificing the convenience of being well connected to major services.

This house is arranged on two levels, on the ground floor we find the dwelling that consists of a kitchen with fireplace, a frescoed living room to be restored, two bedrooms and a bathroom. On the basement floor, on the other hand, are the cellars.

The property, restored in the 1990s, is in excellent condition and retains the rustic and charming character of a period farmhouse while offering modern comforts. The restoration was able to preserve original elements such as the stone fireplace and the frescoed living room, which give the house a unique and charming atmosphere.

The property is completed by a **private garden of 673 sqm**, perfect to enjoy the peaceful surrounding countryside, surrounded by the perfectly preserved castle walls.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2704 – CASA DELL'ABATE

**TYPE:** rustic house in a castle

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 195 square meters (2,098 square feet)

**TOTAL ROOMS:** 7

**BEDROOMS:** 2

**BATHROOMS:** 1

**ANNEXES:** no

**MAIN FEATURES:** stone walls, wooden beams, terracotta and *graniglia* floors, frescoed walls, historic cellars, original fireplaces, garden

**EXTERIORS:** 673 square meters (7,241 square feet)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 381.45 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Anghiari (4km; 5'), Sansepolcro (13km; 20'), Caprese Michelangelo (20km; 25'), Città di Castello (25km; 28'), Arezzo (28km; 38'), Cortona (52km; 1h), Gubbio (76km; 1h 5'), Perugia (78,4km; 1h 10'), Montepulciano (82km; 1h 15'), Pienza (88km; 1h 25'), Assisi (92km; 1h 10'), Montalcino (103km; 1h 45'), Siena (102km; 1h 30'), Florence (110km; 1h 35')

## CLOSEST AIRPORTS

Perugia San Francesco (74km; 50'), Firenze A. Vespucci (127km; 1h 30'), Bologna G. Marconi (184km; 2h), Pisa G. Galilei (188km; 2h 15'), Roma Ciampino (255km; 2h 45'), Roma Fiumicino (270km; 2h 50')





























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