

Ref. 2706 – **CASA GIOTTO**

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HOUSE WITH GARDEN AND TERRACES FOR SALE IN MONTERCHI, TUSCANY

Monterchi – Arezzo – Tuscany



Interiors
217 sqm

Bedrooms
2

Bathrooms
1

Garden
100 sqm

In a small town near **Monterchi**, in a very convenient location and close to all the basic services, a **townhouse with terraces** for sale. The **house** (185 sqm – 1,991 sqft), characterized by stone and terracotta details that enhance its charm, offers functional and well distributed spaces.

- **Ground floor:** large rooms that can be transformed into a cozy tavern. The cellar, composed of two large rooms separated by an elegant arch in terracotta and stone, is equipped with water and lends itself perfectly to be used as an art workshop or laboratory of any kind, offering a versatile and functional space.
- **First floor:** entrance hall, large panoramic terrace of about 30 sqm, excellently finished and equipped with an awning, habitable kitchen and bright living room with fireplace, perfect to create a cozy and familiar atmosphere.
- **Second floor:** reached by a marble staircase, it houses two bedrooms, bathroom and an additional terrace, also well finished and ideal for relaxing moments.

The property is completed by a large **garage** (32 sqm – 344 sqft) with laundry corner and an exclusive garden, perfect for those who want a private outdoor space immersed in tranquility.

In front of the house, a few steps from the building, the property has a **lovely garden of 100 sqm** of exclusive property.

SUMMARY OF THE PROPERTY

REFERENCE #: 2706 – CASA Giotto

TYPE: townhouse

CONDITIONS: habitable

LOCATION: small town, very convenient

ACCESS: excellent, paved road

INTERIORS: 217 square meters (2,335 square feet)

TOTAL ROOMS: 6

BEDROOMS: 2

BATHROOMS: 1

ANNEXES: garage

MAIN FEATURES: terraces, ceramic floorings, fireplaces, brick arches, exclusive garden, cellars to be restored, private garage

EXTERIORS: 100 square meters (1,076 square feet)

GARDEN: yes, right in front of the building

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 315.92 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Closest services (200m; 2'), Monterchi (2km; 5'), Citerna (4km; 5'), Anghiari (9km; 10'), Sansepolcro (14km; 15'), Città di Castello (15km; 15'), Arezzo (25km; 25'), Castiglion Fiorentino (27km; 30'), Cortona (40km; 50'), Perugia (66km; 50'), Siena (91km; 1h 10'), Florence (107km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (65km; 50'), Firenze A. Vespucci (118km; 1h 20'), Pisa G. Galilei (179km; 2h), Bologna G. Marconi (189km; 2h 10'), Roma Ciampino (251km; 2h 30'), Roma Fiumicino (268km; 2h 40')

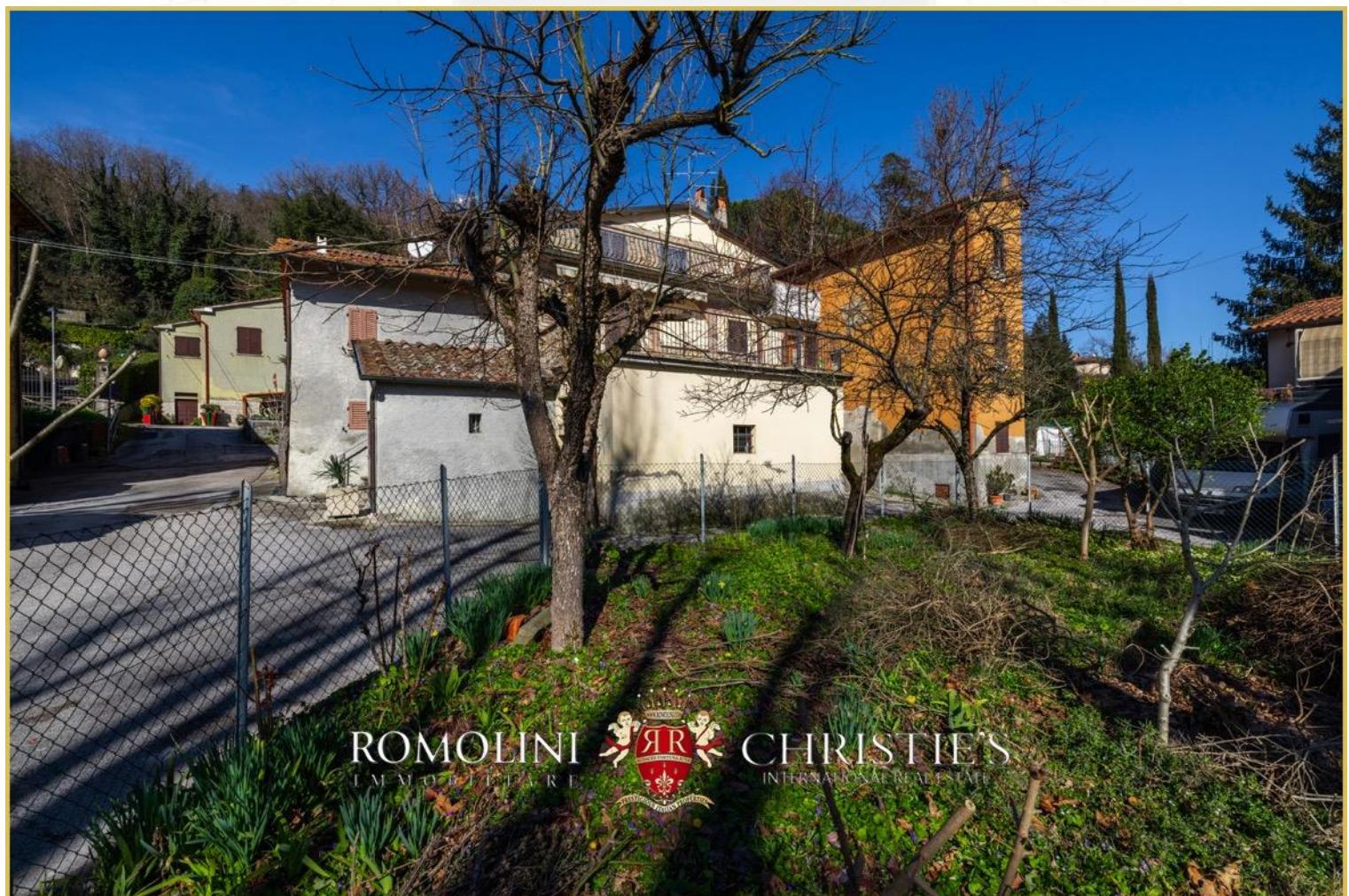
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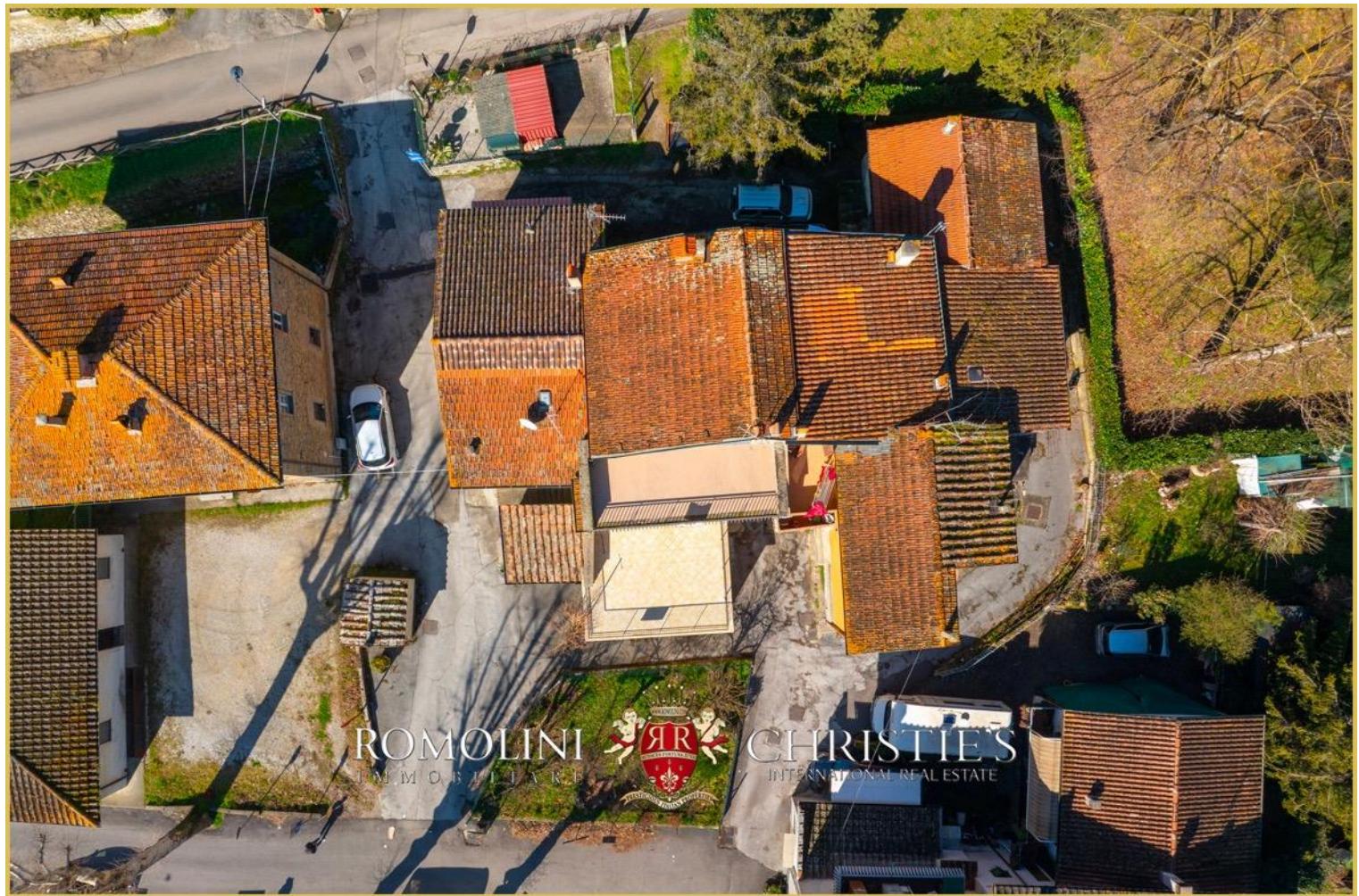
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