

Ref. 2716 – CASALE DEI CAPPUCINI

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RESTORED COUNTRY HOUSE FOR SALE IN A PANORAMIC POSITION IN SANSEPOLCRO

Sansepolcro – Arezzo – Tuscany**Interiors**
410 m²**Bedrooms**
8**Bathrooms**
6**Total land**
8.0 ha**Olive grove**
140 trees

Situated in a dominant and sunny position, just ten minutes from Sansepolcro, 17th-century stone farmhouse for sale. The generous size of the building, about 410 m², combined with a skillful renovation conducted in the early 1990s has resulted in two distinct apartments on several levels, each with independent entrance, but easily unified to form one large private home.

SUMMARY OF THE PROPERTY

REFERENCE #: 2713 – CASALE DEI CAPPUCINI

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 410 square meters (4,412 square feet)

TOTAL ROOMS: 13

BEDROOMS: 8

BATHROOMS: 6

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, vaulted ceilings, fireplace, loggia, terraced garden, olive trees

EXTERIOR: 8.0 hectares (19.8 acres)

OLIVE GROVE: 140 trees

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Sansepolcro (5km; 10'), San Giustino (10km; 20'), Anghiari (15km; 20'), Città di Castello (21km; 20'), Monte Santa Maria Tiberina (26km; 30'), Montone (33km; 30'), Umbertide (38km; 30'), Arezzo (41km; 44'), Cortona (55km; 1h 5'), Gubbio (64km; 55'), Perugia (67km; 50'), Passignano sul Trasimeno (77km; 1h), Assisi (84km; 1h), Montepulciano (88km; 1h 20'), Pienza (95km; 1h 30'), Siena (111km; 1h 35'), Florence (113km; 1h 40')

CLOSEST AIRPORTS

Perugia San Francesco (66km; 50'), Firenze A. Vespucci (134km; 1h 45'), Forlì L. Ridolfi (110km; 1h 30'), Rimini F. Fellini (140km; 1h 45'), Ancona R. Sanzio (169km; 2h), Bologna G. Marconi (186km; 2h 10'), Pisa G. Galilei (195km; 2h 25'), Roma Ciampino (248km; 2h 45'), Roma Fiumicino (261km; 2h 50')

CASALE DEI CAPPUCCINI

Situated in a **dominant and sunny position**, just ten minutes from **Sansepolcro**, **17th-century stone farmhouse** for sale. The generous size of the building, about 410 m², combined with a skillful renovation conducted in the early 1990s has resulted in two distinct apartments on several levels, each with independent entrance, but easily unified to form one large private home.

- **Apartment A:** large living room, dining room, kitchen, four bedrooms and two bathrooms;
- **Apartment B:** dining room with kitchen, living room with original fireplace, four bedrooms and four bathrooms.

Outside, the farmhouse has panoramic terraces overlooking the countryside and is surrounded by a **terraced garden of 6,100 m²** dotted with ornamental plants and shrubs. An **olive grove** with **140 mature trees** allows the production of oil for personal use. The rest of the land is covered almost entirely by **woods** (7.2 ha) with plants typical of the area.





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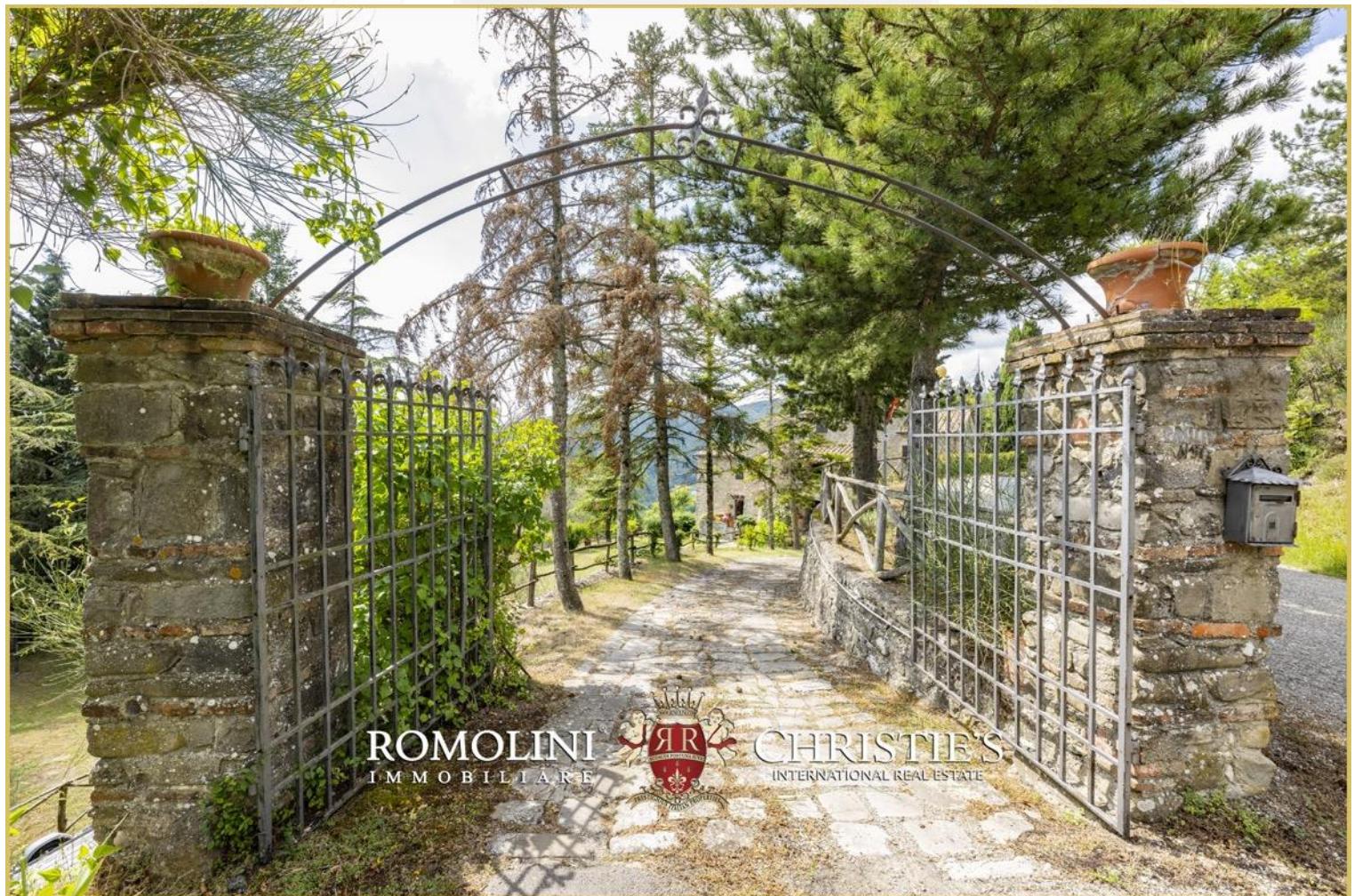




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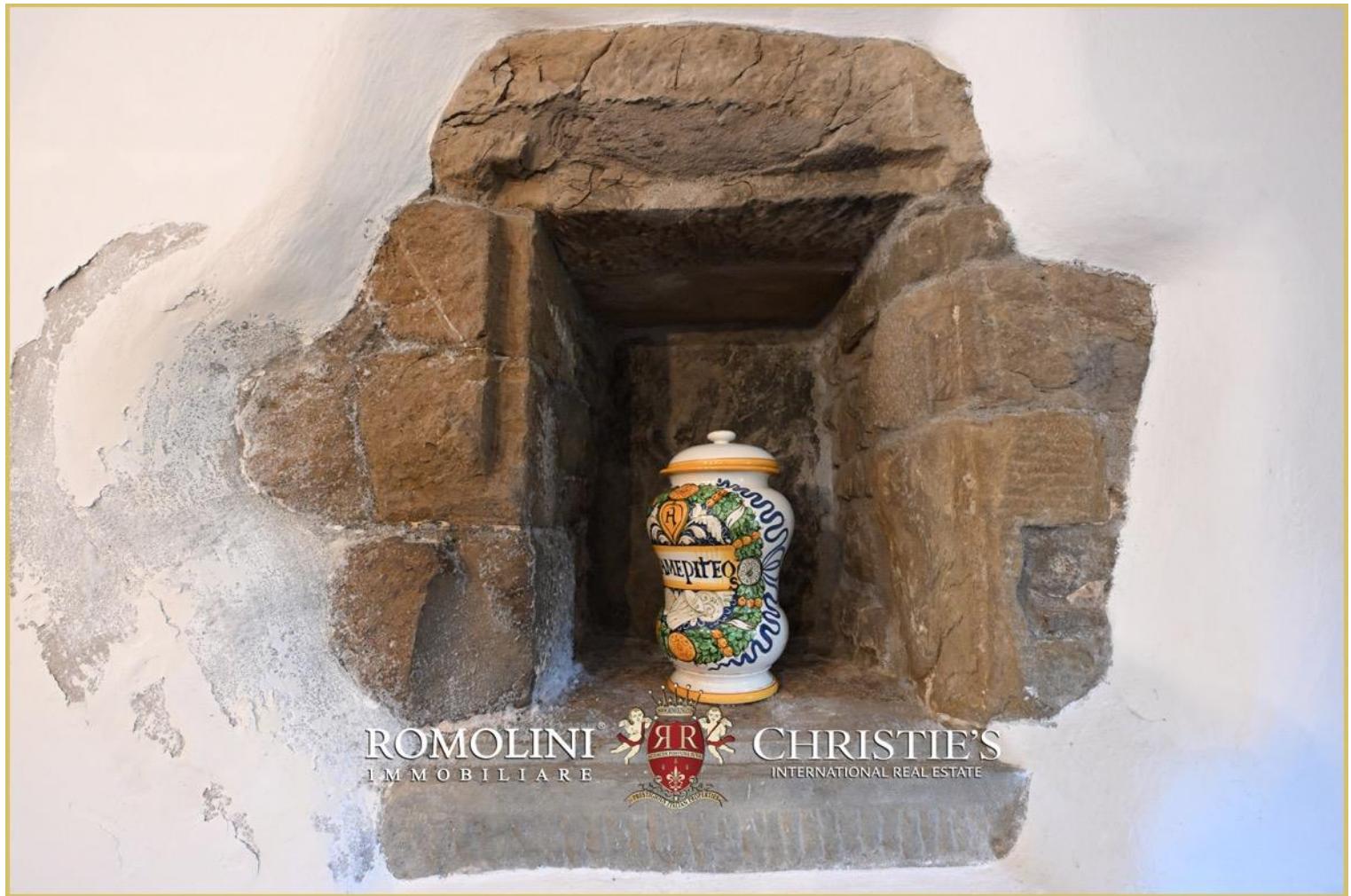
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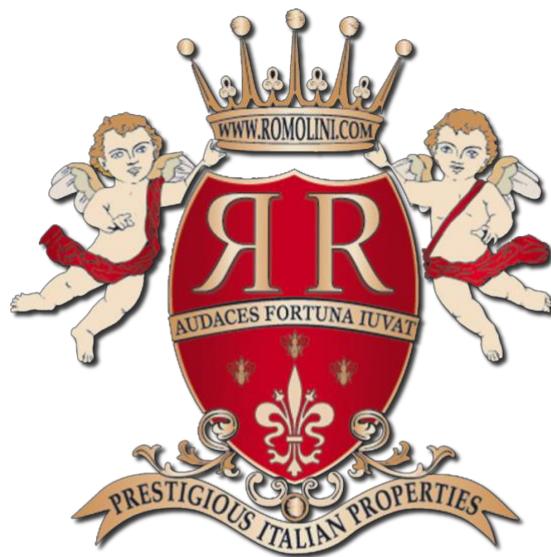
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