

Ref. 2722 – **PODERE MONTERCHI**

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FARMHOUSES TO BE RESTORED FOR SALE IN MONTERCHI, BETWEEN TUSCANY AND UMBRIA

Monterchi – Arezzo – Tuscany



Interiors
740 sqm

Bedrooms
3 (up to 8)

Bathrooms
1 (up to 6)

Total land
1.7 ha

On the border between **Umbria** and **Tuscany**, in an open and sunny position with open views of the surrounding countryside, **1.7-ha podere** with three ruins in need of restoration. The buildings include the **old farmhouse** (352 sqm – 3,787 sqft), the **barn** (289 sqm – 3,109 sqft) and an **agricultural warehouse** (99 sqm – 1,065 sqft) that could all be renovated to create a beautiful private home or a hospitality business that would find great benefit from the location on the border between two regions rich in history.

If interested, more land (up to 3.1 hectares) could be bought with separate negotiation.

The property is accessed via a short dirt road (about 200 m), and all basic services are available both in the nearby village and in **Monterchi** (both about 2 km away by car).

SUMMARY OF THE PROPERTY

REFERENCE #: 2722 – PODERE MONTERCHI

TYPE: rural property

CONDITIONS: to be restored

LOCATION: open and sunny

ACCESS: unpaved road (200 m)

INTERIORS: 740 square meters (7,961 square feet)

TOTAL ROOMS: 17

BEDROOMS: 3 (up to 8)

BATHROOMS: 1 (up to 6)

ANNEXES: barn, storage

MAIN FEATURES: stone and brick walls, wooden beams, brick arches, terracotta floors, original fireplaces, garden to be landscaped, easy access

EXTERIOR: 1.7 hectares (4.2 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 532.15 kWh/m²year)

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Monterchi (2km; 5'), Anghiari (11km; 15'), Monte Santa Maria Tiberina (14km; 25'), Città di Castello (15km; 20'), Sansepolcro (16km; 20'), Caprese Michelangelo (28km; 35'), Arezzo (28km; 30'), Cortona (43km; 55'), Gubbio (64km; 1h), Montepulciano (75km; 1h 10'), Assisi (83km; 1h 5'), Siena (94km; 1h 25'), Florence (109km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (66km; 50'), Firenze A. Vespucci (121km; 1h 25'), Pisa G. Galilei (181km; 2h 5'), Bologna G. Marconi (192km; 2h 10'), Roma Ciampino (253km; 2h 45'), Roma Fiumicino (268km; 2h 45')

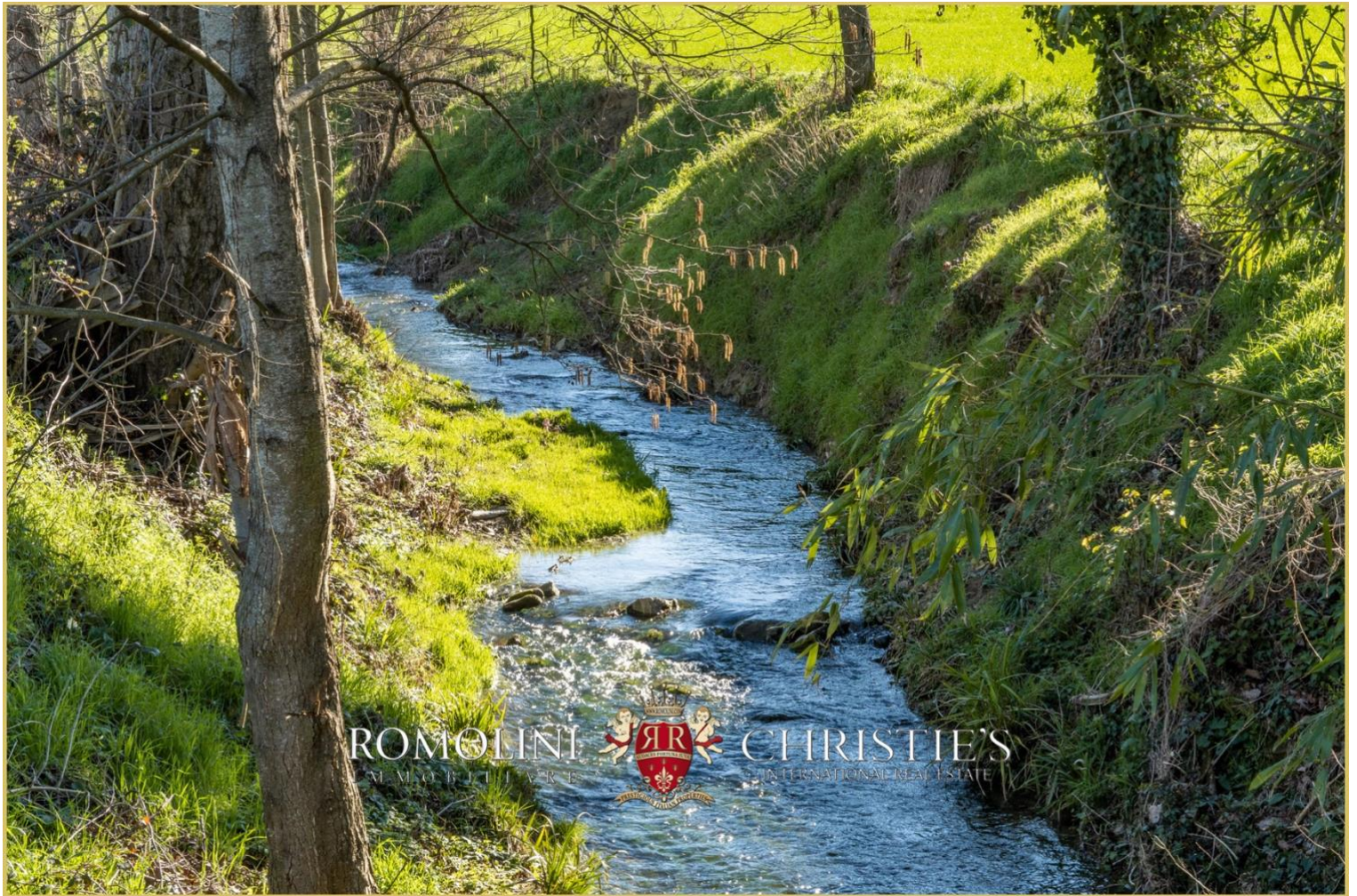


















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