

Ref. 2761 – **CASA MONTALONE**

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STONE HOUSE WITH GARAGE AND PANORAMIC VIEWS FOR SALE IN MONTALONE, TUSCANY

Pieve Santo Stefano – Arezzo – Tuscany



Interiors
290 sqm

Bedrooms
6

Bathrooms
2

Parking area
210 sqm

In a small **rural hamlet** in the municipality of **Pieve Santo Stefano**, overlooking the countryside, **stone house** for sale. The property (197 sqm – 2,120 sqft) is in good structural condition but needs modernization to be enjoyed to its full potential. The house consists of three floors:

- **Basement:** six rooms intended as cellars but potentially usable for other purposes;
- **Ground floor:** living room, dining room with kitchen, two bedrooms and bathroom;
- **First floor:** four bedrooms and bathroom.

A short distance from the house is a **garage** (93 sqm – 1,000 sqft), spread over three floors, which allows for sheltering a car and any equipment. In front of the house, crossing the road, a **gravel yard** (about 210 sqm) allows cars to be parked.

SUMMARY OF THE PROPERTY

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TYPE: stone house

CONDITIONS: to be restored

LOCATION: small hamlet, very panoramic

ACCESS: excellent, paved road

INTERIORS: 290 square meters (3,120 square feet)

TOTAL ROOMS: 17

BEDROOMS: 6

BATHROOMS: 2

ANNEXES: garage

MAIN FEATURES: stone and brick walls, ceramic flooring, fireplace, panoramic views, private garage, gravel parking area

EXTERIOR: 210 square meters (2,260 square feet)

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 348.60 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Pieve Santo Stefano (9km; 15'), Caprese Michelangelo (12km; 20'), Sansepolcro (24km; 30'), Anghiari (31km; 35'), Arezzo (58km; 1h), Pienza (113km; 1h 50'), Siena (126km; 1h 55'), Montalcino (127km; 2h), Florence (134km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (89km; 1h 5'), Firenze A. Vespucci (152km; 1h 55'), Bologna G. Marconi (171km; 1h 55'), Pisa G. Galilei (212km; 2h 50'), Roma Ciampino (271km; 2h 55'), Roma Fiumicino (285km; 3h)

























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