

Ref. 2762 – HOTEL FRAGAILOLO

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FORMER 15-KEY HOTEL TO BE RESTORED FOR SALE IN CAPRESE MICHELANGELO

Caprese Michelangelo – Arezzo – Tuscany



Interiors
826 sqm

Bedrooms
15

Bathrooms
7

Garden
80 sqm

In a small rural hamlet near **Caprese Michelangelo**, hotel to be renovated with **15 bedrooms** for sale. The building (over 800 sqm in total), in typical Tuscan style with stone walls, is on four main levels plus several rooms on mezzanine floors:

- **Ground floor:** entrance hall, warehouse, service bathroom, two rooms used as stores but easily adaptable to service rooms for the hotel;
- **Mezzanine:** dining room with kitchenette and pantry;
- **First floor:** two large living/recreation rooms, two kitchens, four bedrooms and bathroom;
- **Second floor:** two suites with private bath, eight bedrooms and two bathrooms;
- **Mezzanine:** three bedrooms and bathroom;
- **Third floor:** partially practicable attics, very convenient as storage space

The property is in need of renovation and modernization, and a project had been advanced in the past to convert the structure into an **accommodation for pilgrims** traveling to the Franciscan sanctuary of La Verna. Consideration could also be given to converting the structure into an apartment complex for income or to combine the entire building into one large private residence.

At the back of the building, in a secluded location, there is a small **private garden** (about 80 sqm) where one can relax in the pleasant summer climate of Caprese.

SUMMARY OF THE PROPERTY

REFERENCE #: 2672 – HOTEL FRAGAILOLO

TYPE: former hotel

CONDITIONS: to be restored

LOCATION: rural hamlet

ACCESS: excellent, paved road

INTERIORS: 826 square meters (8,888 square feet)

TOTAL ROOMS: 38

BEDROOMS: 15

BATHROOMS: 7

ANNEXES: no

MAIN FEATURES: stone walls, terracotta and ceramic flooring, wooden beams, balconies, fireplaces, private garden

EXTERIOR: 80 square meters (861 square feet)

GARDEN: yes, to be recovered

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: gasoil

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (2km; 2'), Caprese Michelangelo (4km; 5'), Anghiari (20km; 25'), Sansepolcro (28km; 30'), Arezzo (41km; 55'), Cortona (70km; 1h 15'), Montepulciano (92km; 1h 40'), Pienza (100km; 1h 50'), Perugia (94km; 1h 25'), Florence (118km; 2h), Siena (119km; 2h), San Gimignano (159km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (93km; 1h 15'), Firenze A. Vespucci (133km; 2h), Bologna G. Marconi (175km; 2h 10'), Pisa G. Galilei (194km; 2h 40'), Roma Ciampino (271km; 3h 10'), Roma Fiumicino (285km; 3h 15')





















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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com