

Ref. 2769 – CASALE SAN CLEMENTE

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PANORAMIC COUNTRY HOUSE WITH POOL FOR SALE IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany

**Interiors**
229 m²**Bedrooms**
2 (up to 4)**Bathrooms**
2 (up to 3)**Total land**
1.9 ha**Swimming pool**
8 × 4 m**Olive grove**
50 trees

In a panoramic position on top of a hill, not far from Anghiari, finely renovated farmhouse with swimming pool and outbuilding for sale. The property, very well-kept and tastefully finished, is currently rented by the owners as a holiday home with good results but lends itself very well to become a private residence for those seeking peace and tranquility.

SUMMARY OF THE PROPERTY

REFERENCE #: 2769 – CASALE SAN CLEMENTE

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (5 km)

INTERIORS: 229 square meters (2,464 square feet)

TOTAL ROOMS: 9

BEDROOMS: 2 (up to 4)

BATHROOMS: 2 (up to 3)

ANNEXES: storage

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, wooden fixtures, original fireplaces, pizza oven, lush garden, swimming pool, stone-paved sunbathing area, olive trees

EXTERIOR: 1.9 hectares (4.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 8 x 4 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 224.35 kWh/m²year)

HEATING SYSTEM: radiators + stoves

CLOSEST CITIES AND TOWNS

Anghiari (7km; 10'), Sansepolcro (15km; 20'), Città di Castello (28km; 35'), Monte Santa Maria Tiberina (28km; 45'), Arezzo (30km; 40'), Umbertide (52km; 50'), Cortona (52km; 1h), Perugia (81km; 1h 10'), Montepulciano (85km; 1h 20'), Pienza (93km; 1h 35'), Florence (106km; 1h 45'), Siena (106km; 1h 30'), Montalcino (107km; 1h 50'), San Gimignano (148km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h 5'), Firenze A. Vespucci (123km; 1h 40'), Pisa G. Galilei (183km; 2h 20'), Bologna G. Marconi (191km; 2h 20'), Roma Ciampino (264km; 3h), Roma Fiumicino (277km; 3h)

CASALE SAN CLEMENTE

In a **panoramic position** on top of a hill, not far from **Anghiari**, finely **renovated farmhouse** with **swimming pool** and outbuilding for sale. The property, very well-kept and tastefully finished, is currently rented by the owners as a **holiday home** with excellent results but lends itself very well to become a **private residence** for those seeking peace and tranquility.

The farmhouse can be reached through an unpaved road of about 5 km in excellent condition, which ensures tranquility, privacy and a perfect contact with nature. The medieval town of **Anghiari**, one of the most beautiful in Italy, is only 8 km away and offers all basic services.

DESCRIPTION OF THE PROPERTY

The **farmhouse** (179 m² – 1,926 ft², 2 bedrooms and 2 bathrooms) is spread over two levels and offers warm and authentic environments: two large bedrooms, two bathrooms, a cozy living area with wood-burning fireplace and eat-in kitchen. The terracotta floors, ceilings with exposed wooden beams and the old bread oven testify to the expert restoration that has enhanced the historic soul of the property, preserving its character and charm, without sacrificing modern comfort.

The **storage** (50 m² – 538 ft²) is an old two-story outbuilding, whose spaces (three rooms in total) could be easily recovered as living quarters and/or ateliers.

The buildings are surrounded by about **1.9 hectares (4.7 acres) of land**, mainly covered by meadows and arable land and surrounded by woods that ensure privacy and confidentiality. An **8 x 4 m swimming pool** with stone-paved sunbathing area has been built in front of the farmhouse.

50 olive trees, located all around the farmhouse, complete the Tuscan look of the property and allow for the production of a small quantity of excellent extra-virgin olive oil.



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