

## END-OF-TERRACE WITH PRIVATE GARDEN FOR SALE IN ANGIARI, TUSCANY

**Anghiari – Arezzo – Tuscany**



**Interiors**  
200 sqm

**Bedrooms**  
2

**Bathrooms**  
2

**Garden**  
230 sqm

In a panoramic and privileged position, at the end of an elegant multi-family complex, end-of-terrace with private garden for sale. Free on three sides and with independent accesses from each front, the property spans three floors for a total area of about 200 sqm.

On the ground floor there is a bright living area consisting of entrance hall, living room, kitchen and service bathroom. The rooms directly overlook the private garden, ideal for fully enjoying outdoor moments in total privacy. Thanks to the excellent exposure, the outdoor space also lends itself perfectly to the creation of a small vegetable garden, for those who love to grow and live in harmony with nature. The first floor houses two bedrooms, a large and bright bathroom with hydromassage shower, an additional multifunctional area, a convenient laundry and two terraces with beautiful views of the surrounding landscape. From the second floor there is also access to the attic, a versatile space to be used for storage.

The property is completed by a large garage in the basement, equipped with electric overhead door, laundry corner, workshop area, storage space and a large parking area.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2772 – CASA CARMINE

**TYPE:** end-of-terrace

**CONDITION:** good

**LOCATION:** residential area

**ACCESS:** excellent, paved road

**INTERIORS:** 200 square meters (2,152 square feet)

**TOTAL ROOMS:** 8

**BEDROOMS:** 2

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** modern building, terracotta flooring, fireplace, ample private garage, garden, porch, small terrace

**EXTERIOR:** 230 square meters (2,475 square feet)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Anghiari (650m; 5'), Sansepolcro (9km; 15'), Caprese Michelangelo (16km; 25'), Città di Castello (24km; 25'), Arezzo (27km; 35'), La Verna (38km; 50'), Umbertide (44km; 35'), Cortona (47km; 1h), Assisi (89km; 1h 10'), Siena (100km; 1h 25'), Montalcino (101km; 1h 40'), Firenze (102km; 1h 35')

## CLOSEST AIRPORTS

Perugia San Francesco (74km; 55'), Firenze A. Vespucci (119km; 1h 35'), Ancona R. Sanzio (160km; 2h 15'), Pisa G. Galilei (179km; 2h 15'), Bologna G. Marconi (184km; 2h 10'), Roma Ciampino (258km; 3h), Roma Fiumicino (272km; 2h 50')





























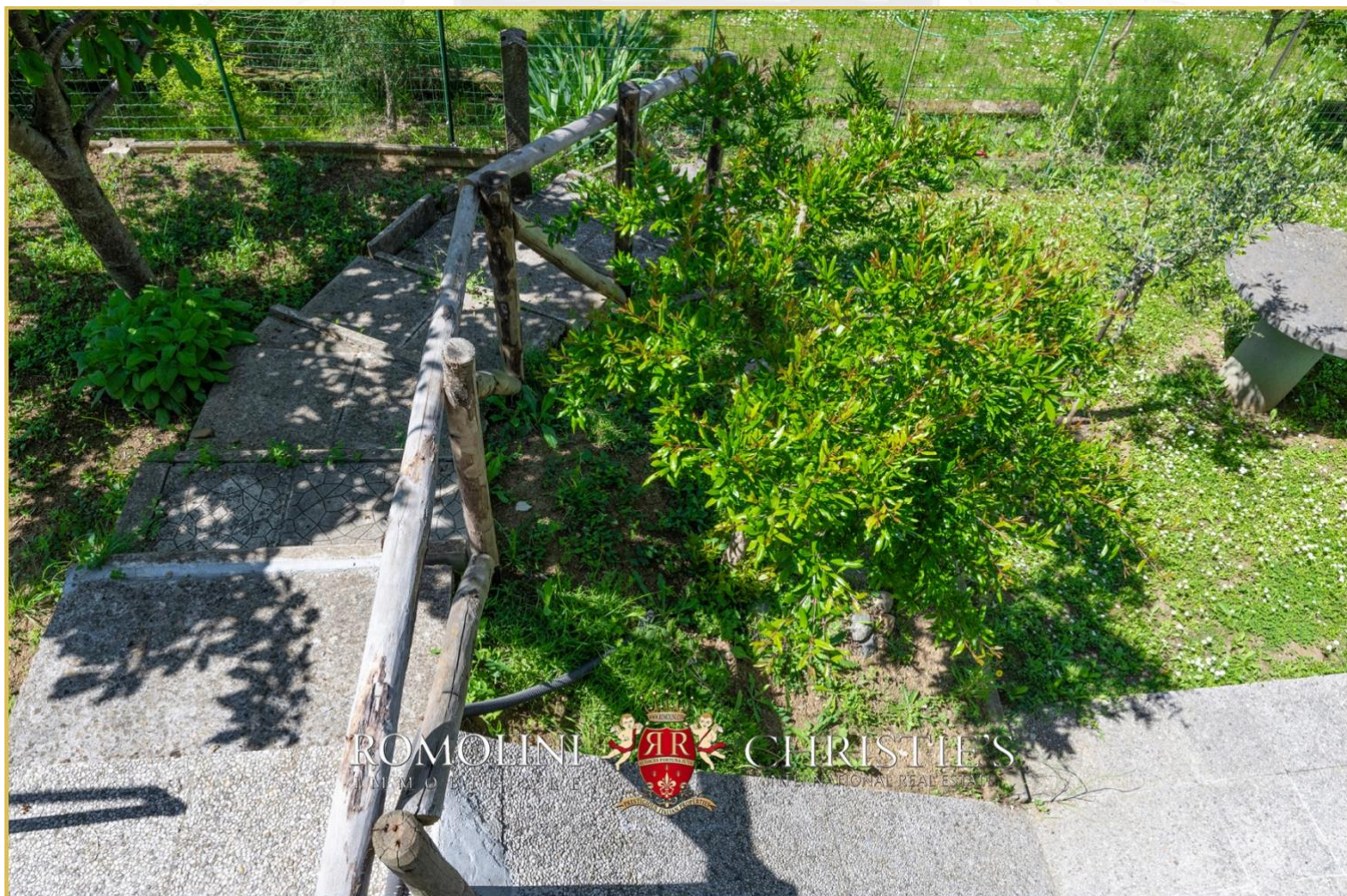












































































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