

COUNTRY HOUSE TO BE RESTORED FOR SALE IN A PANORAMIC POSITION IN SANSEPOLCRO

Sansepolcro – Arezzo – Tuscany



Interiors
494 sqm

Bedrooms
Up to 6

Bathrooms
Up to 5

Total land
1.9 ha

In a panoramic position on the hills of Sansepolcro, rustic farmhouse to be restored with an outbuilding for sale. The main building (378 sqm – 4,067 sqft) is on three floors and still has the cellars/stalls on the ground floor and the living quarters on the first floor (including partially habitable attics), while the outbuilding (116 sqm – 1,248 sqft) is the old barn, easily convertible into a charming guest cottage. Completing the property are 1.9 hectares of land that include a garden to be recovered and 1.6 ha of arable land.

SUMMARY OF THE PROPERTY

REFERENCE #: 2779 – CASALE DEL CIGNO

TYPE: rustic farmhouse

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (170 m)

INTERIORS: 494 square meters (5,315 square feet)

TOTAL ROOMS: 17

BEDROOMS: up to 6

BATHROOMS: up to 5

ANNEXES: barn

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, barn to be restored, panoramic views, possibility of buying additional land

EXTERIOR: 1.9 hectares (4.7 acres)

GARDEN: to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Sansepolcro (4km; 8'), Anghiari (12km; 16'), Città di Castello (20km; 20'), Arezzo (40km; 40'), Cortona (57km; 1h), Gubbio (70km; 1h), Perugia (76km; 1h), Assisi (88km; 1h 10'), Montepulciano (92km; 1h 25'), Pienza (98km; 1h 30'), Siena (109km; 1h 40'), Montalcino (112km; 1h 55'), Todi (116km; 1h 25'), Florence (123km; 1h 35'), San Gimignano (162km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (76km; 1h), Firenze A. Vespucci (132km; 1h 25'), Bologna G. Marconi (175km; 1h 55'), Roma Ciampino (255km; 2h 40'), Roma Fiumicino (275km; 2h 40')

CASALE DEL CIGNO

In a panoramic position on the hills of **Sansepolcro**, rustic **farmhouse** to be restored with an outbuilding for sale. The main building (378 sqm – 4,067 sqft) is on three floors and still has the cellars/stalls on the ground floor and the living quarters on the first floor (including partially habitable attics), while the outbuilding (116 sqm – 1,248 sqft) is the old barn, easily convertible into a charming guest cottage. Completing the property are **1.9 hectares of land** that include a garden to be recovered and 1.6 ha of arable land.

If interested, another 9.4 ha of land is available (with separate negotiation) that includes various olive trees and large portions of arable land suitable for planting various crops.

The property is reached via a short unpaved road (about 170 m) that leads directly to the municipal road system. Services are all available in the medieval town of Sansepolcro (less than 10 minutes by car), and the junction of the **E45 freeway** allows access to most destinations in central Italy.





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