

FIXER-UPPER FOR SALE WITH A STUNNING VIEW OF CASTIGLION FIORENTINO, TUSCANY

Castiglion Fiorentino – Arezzo – Tuscany



Interiors
364 m²

Bedrooms
Up to 4

Bathrooms
Up to 3

Garden
2,137 m²

In a charming hillside location, with panoramic views of the historic town of **Castiglion Fiorentino**, authentic 301-m² **portion of a stone farmhouse** for sale with independent barn (63 m²) and large **private garden of 2,137 m²**.

The entire property needs a complete renovation, thus offering the possibility to customize the spaces according to one's needs. The recovery project can provide up to 4 bedrooms and 3 bathrooms, as well as spacious and bright living areas, ideal for a fine residence or an accommodation business.

The property is easily accessible, immersed in the quiet of the Tuscan countryside and at the same time within easy reach of services. The panorama, with commanding views of the medieval town and the surrounding countryside, gives a unique added value to this property full of potential.

If interested, it is possible to purchase the remaining portion of the farmhouse (approximately 89 m²) with a small corner of garden (143 m²) for **€ 70,000**.

SUMMARY OF THE PROPERTY

REFERENCE #: 2790 – VISTA SUL BORGO

TYPE: portion of a rustic farmhouse

CONDITIONS: to be restored

LOCATION: hilly, very panoramic

ACCESS: excellent, paved road

INTERIORS: 364 square meters (3,917 square feet)

TOTAL ROOMS: 7

BEDROOMS: up to 4

BATHROOMS: up to 3

ANNEXES: barn

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, panoramic views of the historical center of Castiglion Fiorentino, garden

EXTERIOR: 2,137 square meters (0.5 ac)

GARDEN: to be recovered

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 920.40 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Castiglion Fiorentino (2km; 5'), Cortona (15km; 20'), Arezzo (22km; 30'), Anghiari (30km; 30'), Tuoro sul Trasimeno (35km; 40'), Montepulciano (43km; 50'), Pienza (54km; 1h), Perugia (67km; 1h), Montalcino (70km; 1h 15'), Siena (78km; 1h 5'), Florence (95km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (75km; 1h), Firenze A. Vespucci (106km; 1h 25'), Pisa G. Galilei (167km; 2h 10'), Bologna G. Marconi (188km; 2h 30'), Roma Ciampino (226km; 2h 30'), Roma Fiumicino (240km; 2h 35')







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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com