

Ref. 2797 – CASTELLO ROLANDO

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MEDIEVAL CASTLE TO BE RESTORED FOR SALE BETWEEN AREZZO AND ANGHIARI, TUSCANY

Arezzo – Arezzo – Tuscany

**Interiors**
1,458 m²**Bedrooms**
Up to 20**Bathrooms**
Up to 20**Total land**
6.5 ha**Period**
12th – 13th century

In the hills between Arezzo and Anghiari, originally guarding the Valcerfone, medieval castle to be restored for sale. The complex (approximately 1,400 m²) is now in a state of neglect and in need of major renovation. Over the years the buildings have been used as a “quarry” for materials, but the hamlet retains its original structure and the division of the interior rooms is clearly recognizable.

SUMMARY OF THE PROPERTY

REFERENCE #: 2797 – CASTELLO ROLANDO

TYPE: 12th-century castle

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (6 km)

INTERIORS: 1,458 square meters (15,688 square feet)

TOTAL ROOMS: 35

BEDROOMS: up to 20

BATHROOMS: up to 20

ANNEXES: no

MAIN FEATURES: historical building, property listed as a cultural heritage site, stone and brick walls, wooden beams, terracotta floors, fireplaces, panoramic views

EXTERIOR: 6.5 hectares (16.1 acres)

GARDEN: to be landscaped

SWIMMING POOL: no

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (10km; 20'), Anghiari (17km; 20'), Arezzo (23km; 30'), Castiglion Fiorentino (24km; 30'), Monte Santa Maria Tiberina (25km; 40'), Città di Castello (25km; 30'), Cortona (36km; 50'), Tuoro sul Trasimeno (49km; 1h 5'), Montepulciano (70km; 1h 10'), Perugia (76km; 1h 10'), Pienza (77km; 1h 20'), Siena (93km; 1h 25'), Florence (95km; 1h 30'), Monteriggioni (108km; 1h 35'), Lucca (176km; 2h 10'), Pisa (179km; 1h 25')

CLOSEST AIRPORTS

Perugia San Francesco (75km; 1h 5'), Firenze A. Vespucci (116km; 1h 30'), Forlì L. Ridolfi (122km; 1h 50'), Rimini F. Fellini (152km; 2h 5'), Pisa G. Galilei (177km; 2h 10'), Roma Ciampino (248km; 2h 45'), Roma Fiumicino (262km; 2h 50')

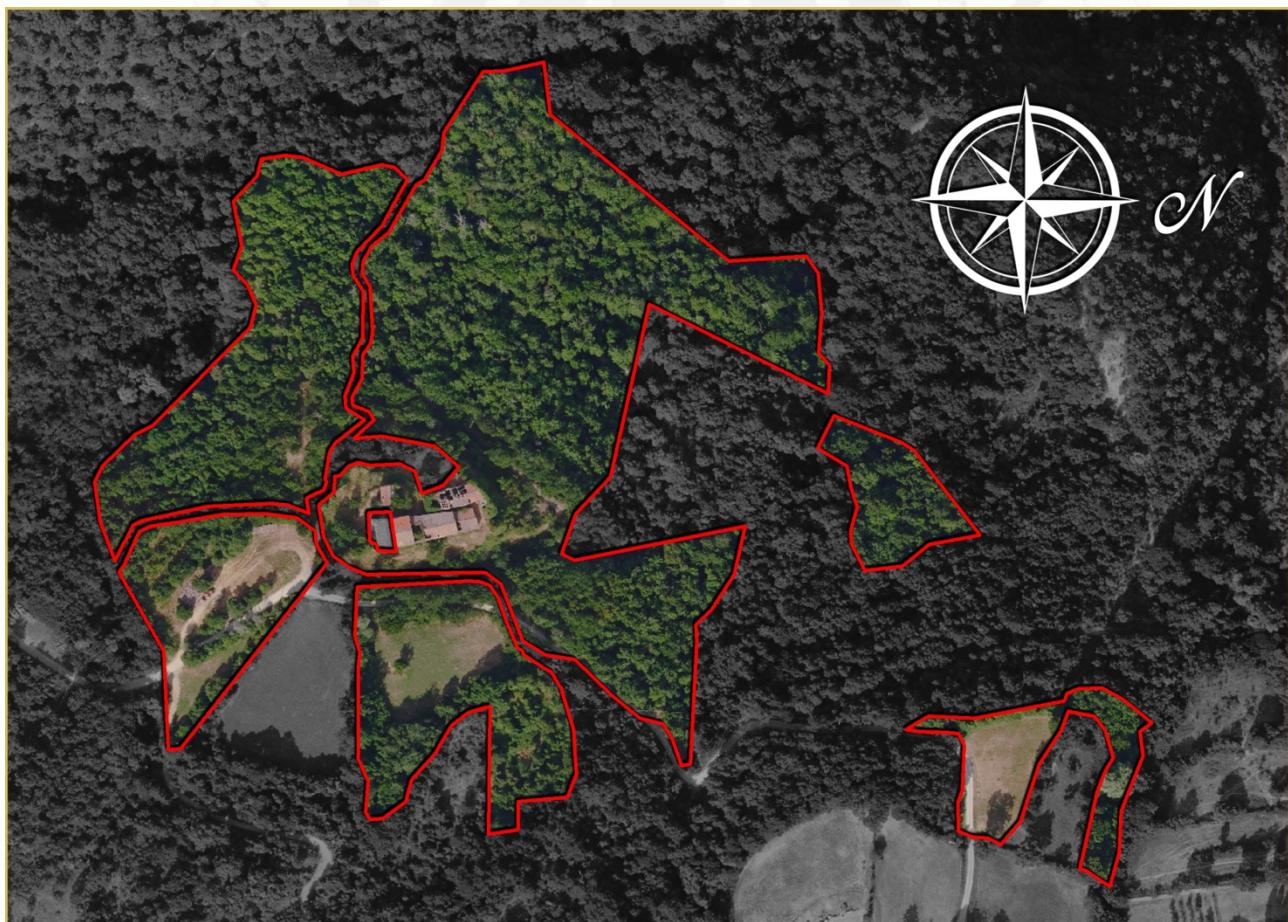
CASTELLO ROLANDO

In the hills between **Arezzo** and **Anghiari**, originally guarding the **Valcerfone**, **medieval castle** to be restored for sale. The original nucleus of the property, consisting of a **watchtower** that is still partially visible, can be dated to the **11th century** (as Repetti also writes in his *Dizionario geografico fisico storico della Toscana*). Over the years various buildings were constructed adjacent to the tower, which ended up being incorporated into the complex visible today. Then the church with the refectory and various structures serving the village were added, which, again according to Repetti, still had 350 inhabitants in 1784.

The complex (approximately 1,400 m²) is now in a state of neglect and in need of major renovation. Over the years the buildings have been used as a "quarry" for materials, but the hamlet retains its original structure and the division of the interior rooms is clearly recognizable. Due to its historical significance, part of the complex is listed as a culturally relevant site by the **Soprintendenza**.

If interested, the church present in the hamlet can be purchased by separate negotiation.

The property has some flat areas adjacent to the buildings (about 1,950 m²) that could be used for the creation of a terraced garden. On the other hand, the rest of the land is mainly covered by **woods** (5.1 ha with chestnut trees) and small areas now covered **meadow** (1.1 ha) but in the past used for grazing animals.





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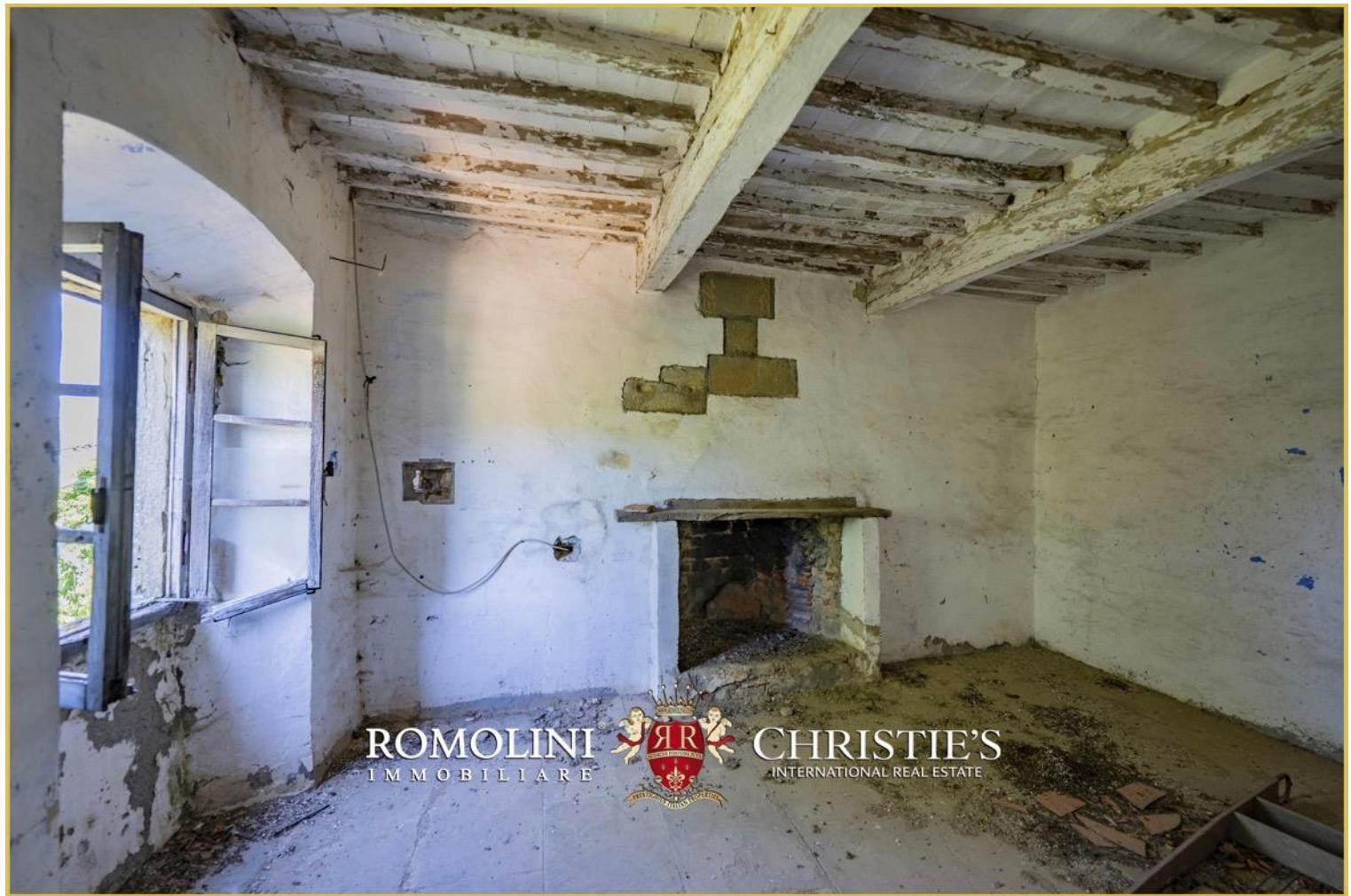
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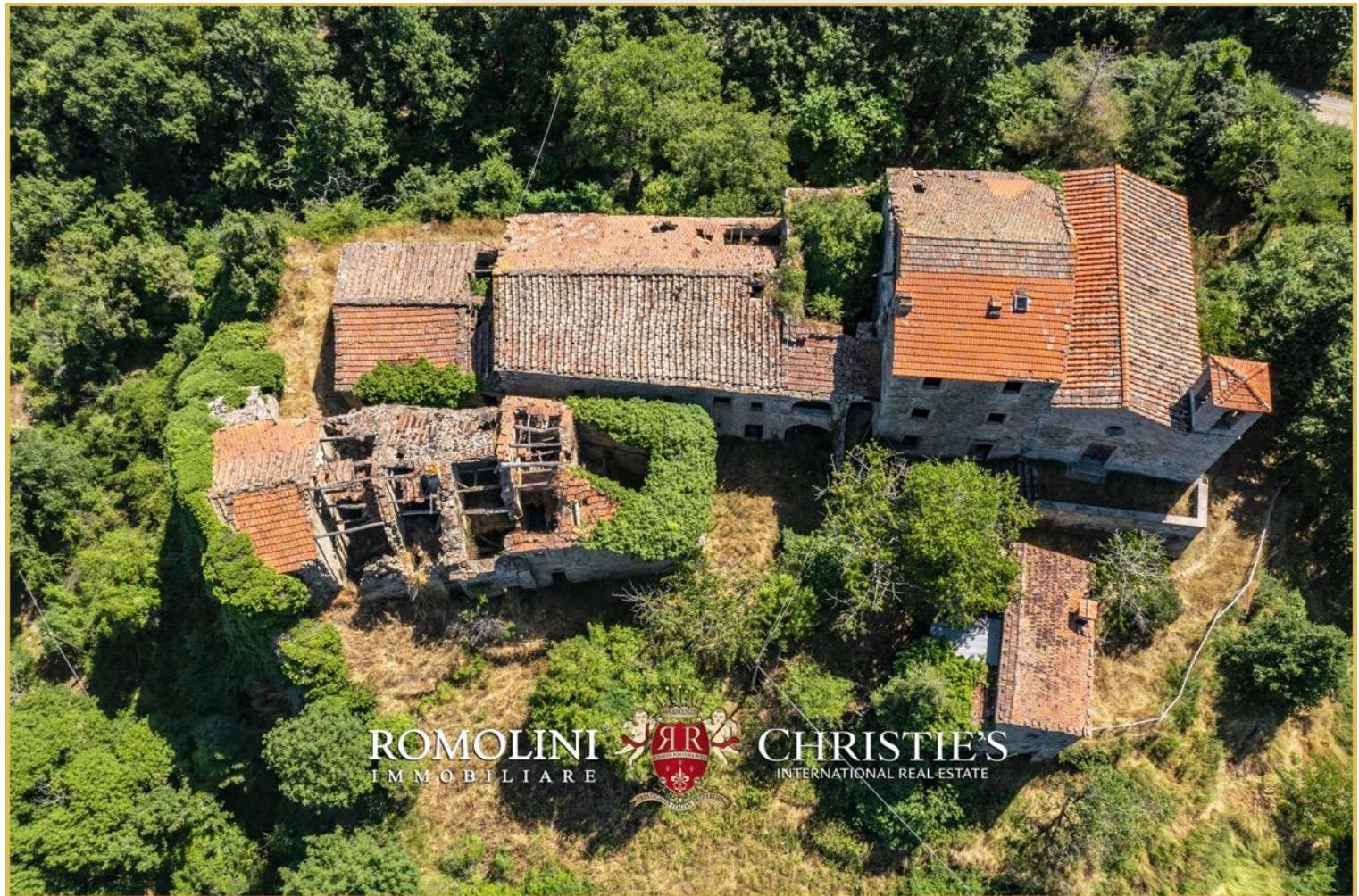




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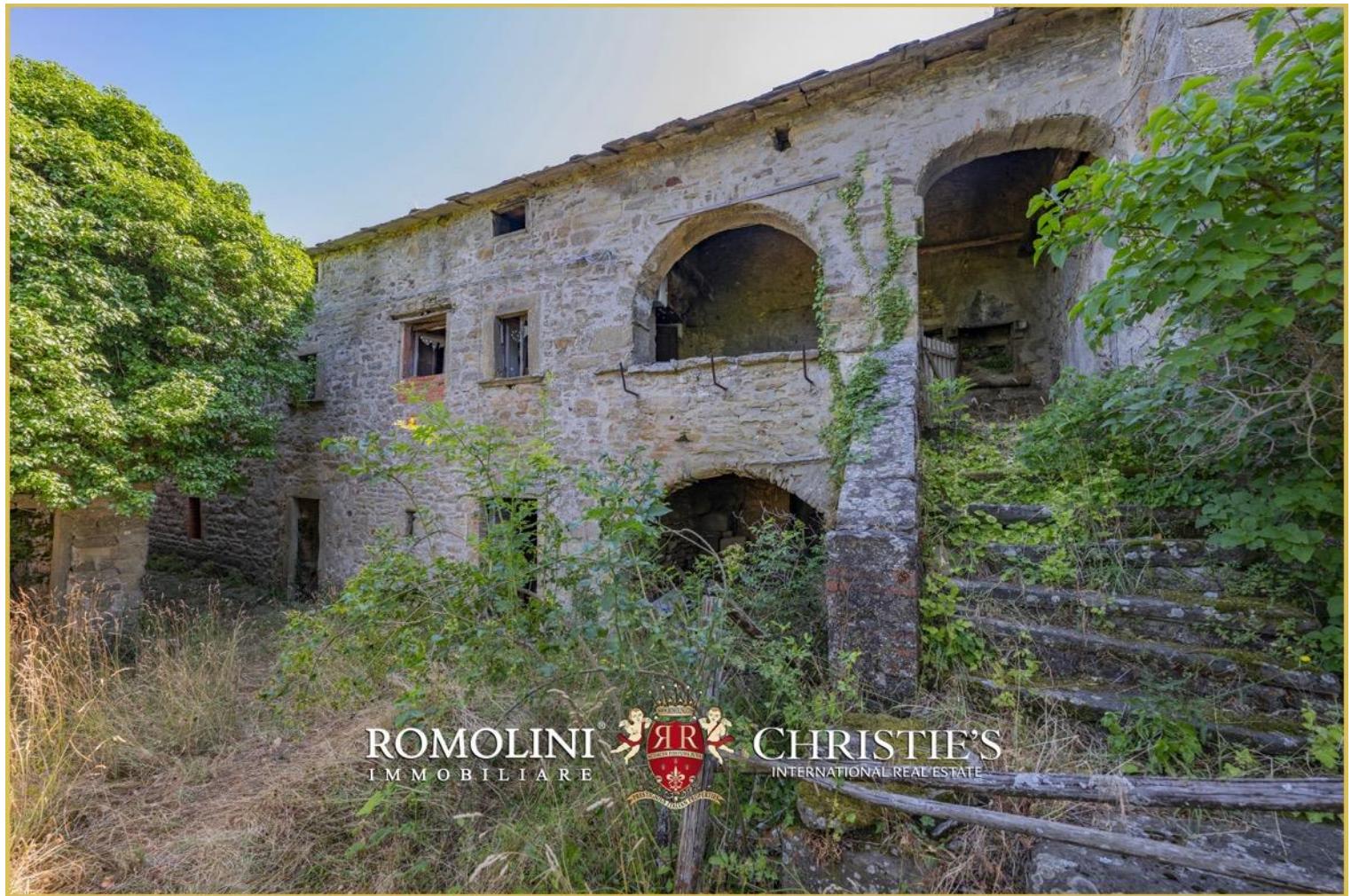


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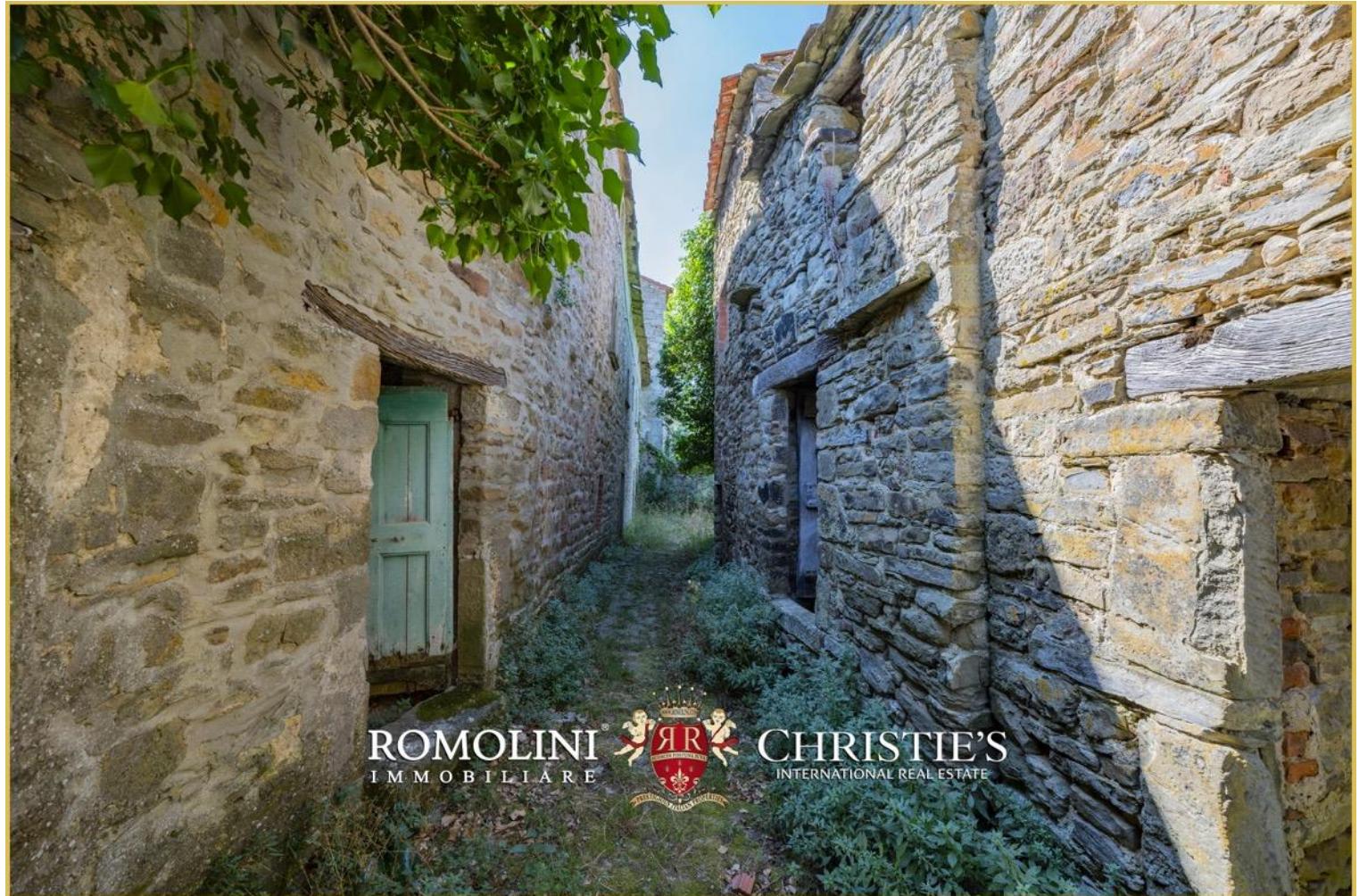
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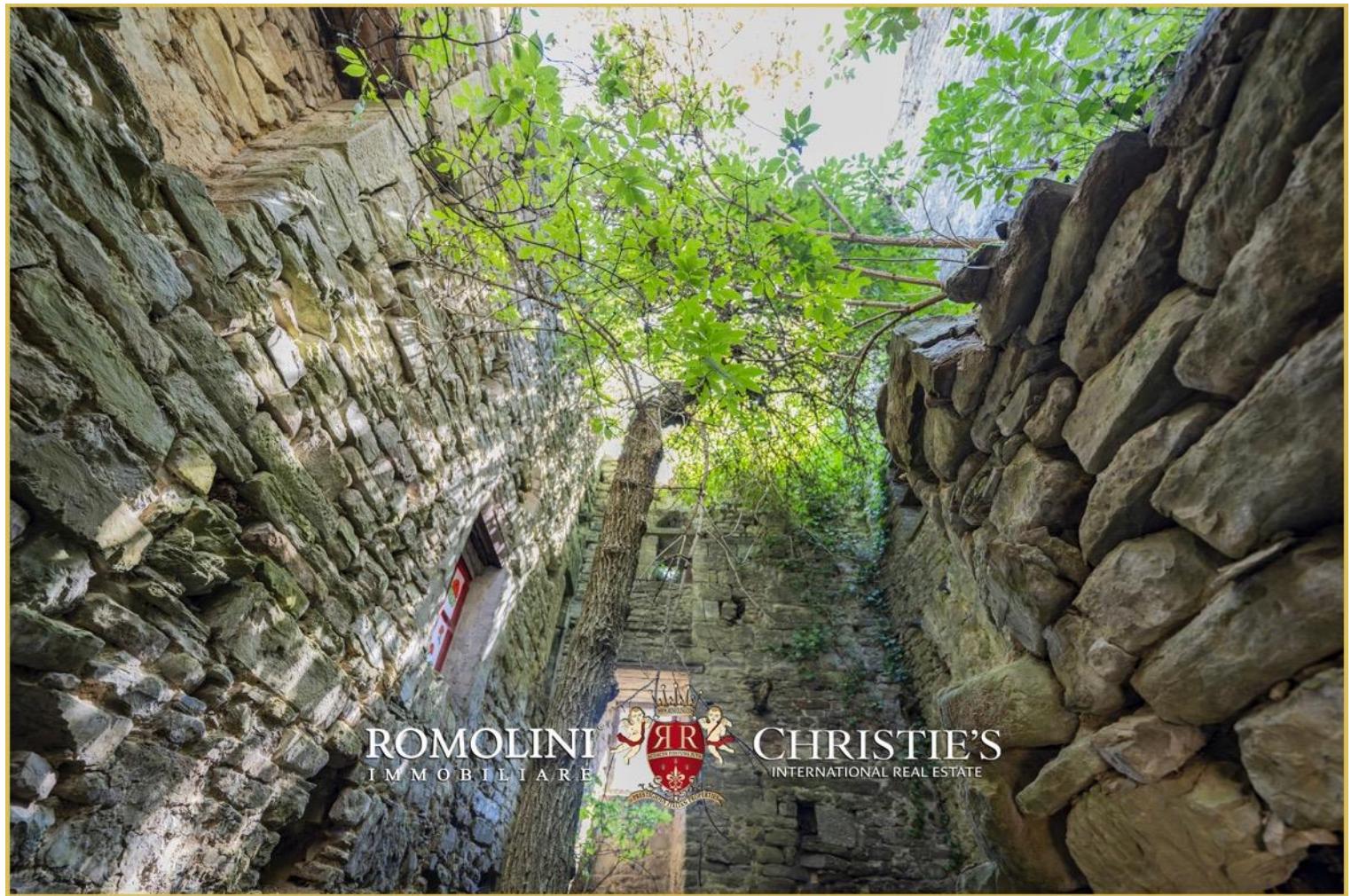
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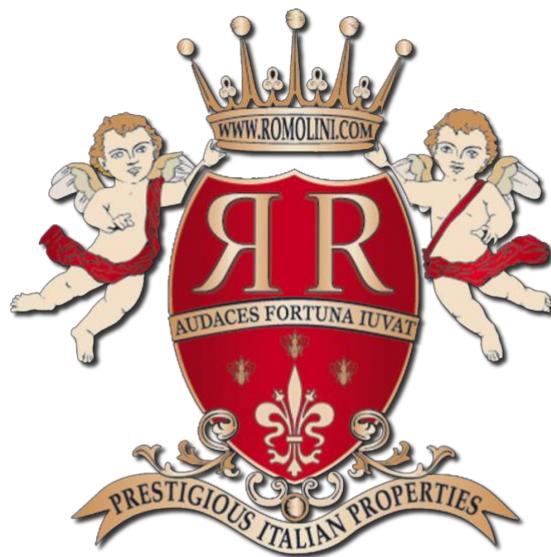


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