

Ref. 2803 – **COLONICA SINGERNA**

www.romolini.com/en/2803

COUNTRY HOUSE WITH NATURAL SPRING FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany



Interiors
430 sqm

Bedrooms
5

Bathrooms
2

Total land
9,225 m²

A short distance from the medieval village of **Caprese Michelangelo**, in a very quiet but easily accessible location, renovated **farmhouse** for sale. The house (228 m² – 2,385 ft², 5 bedrooms and 2 bathrooms) is on two floors plus a partially practicable attic and is divided into two apartments with shared entrance on the ground floor:

- **Apt. A:** living/dining room, kitchen, two bedrooms and bathroom;
- **Apt. B:** living room with kitchen, three bedrooms and bathroom.

Next to the farmhouse is an **agricultural outbuilding** (202 m² – 2,173 ft²) that includes a cellar, woodshed, boiler room and various storerooms.

The house is surrounded by a **private garden of 9,225 m²** where a vegetable garden has been created.

SUMMARY OF THE PROPERTY

REFERENCE #: 2803 – COLONICA SINGERNA

TYPE: country house

CONDITIONS: habitable

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 430 square meters (4,558 square feet)

TOTAL ROOMS: 14

BEDROOMS: 5

BATHROOMS: 2

ANNEXES: storage

MAIN FEATURES: stone walls, terracotta and parquet flooring, fireplace, agricultural storage, vegetable garden, natural spring, garden

EXTERIOR: 2.3 hectares (5.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + natural spring

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 86.91 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Caprese Michelangelo (1km; 2'), Chiusi della Verna (15km; 20'), Anghiari (15km; 20'), Sansepolcro (21km; 25'), Arezzo (36km; 45'), Città di Castello (37km; 35'), Cortona (61km; 1h 10'), Perugia (87km; 1h 15'), Florence (112km; 1h 40'), Siena (114km; 1h 40'), San Gimignano (153km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (87km; 1h 10'), Firenze A. Vespucci (128km; 1h 40'), Bologna G. Marconi (173km; 2h), Pisa G. Galilei (189km; 2h 20'), Roma Ciampino (265km; 3h 10'), Roma Fiumicino (279km; 3h)









ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE











ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com