

Ref. 2803 – COLONICA SINGERNA

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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)



















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