

Ref. 2832 – **BORGO DEL COLLE**www.romolini.com/en/2832

RESTORED HAMLET, AGRITURISMO FOR SALE IN ANGHIARI, TIBER VALLEY, TUSCANY

Anghiari – Arezzo – Tuscany**Interiors**
1,637 m²**Bedrooms**
12 (up to 18)**Bathrooms**
12 (up to 18)**Total land**
5.5 ha**Swimming pool**
14 × 5 m

Not far from Anghiari, on the border between Tuscany and Umbria in a panoramic position, small rural hamlet for sale. The property consists of a main villa and two holiday homes (5 apartments in total), plus an annex to be restored for a total of 1,600 m². On the other hand, the land includes a large park (almost 8,000 m²) with a swimming pool and about 4.7 ha of agricultural land.

SUMMARY OF THE PROPERTY

REFERENCE #: 2832 – BORGO DEL COLLE

TYPE: rural hamlet, Agriturismo

CONDITIONS: restored (2015)

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,637 square meters (17,613 square feet)

TOTAL ROOMS: 48

BEDROOMS: 12 (up to 18)

BATHROOMS: 12 (up to 18)

ANNEXES: several residential buildings

MAIN FEATURES: stone and brick walls, terracotta flooring, wooden beams, brick arches, vaulted ceilings, *pietra serena* steps, guest apartments, original fireplace attributed to Michelangelo, panoramic terrace, garden, swimming pool

EXTERIOR: 5.5 hectares (13.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 108.68 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Anghiari (5km; 10'), Citerna (5km; 10'), Sansepolcro (11km; 20'), Città di Castello (17km; 20'), Arezzo (29km; 30'), Umbertide (42km; 40'), Perugia (71km; 1h), Montepulciano (77km; 1h 10'), Assisi (88km; 1h 10'), Siena (95km; 1h 20'), Florence (107km; 1h 35'), Orvieto (133km; 1h 40')

CLOSEST AIRPORTS

Perugia San Francesco (70km; 55'), Firenze A. Vespucci (123km; 1h 25'), Pisa G. Galilei (183km; 2h 10'), Bologna G. Marconi (186km; 2h 10'), Roma Ciampino (255km; 2h 40'), Roma Fiumicino (269km; 2h 45')

BORGO DEL COLLE

Not far from **Anghiari**, on the border between **Tuscany** and **Umbria** in a panoramic position, small **rural hamlet** for sale. The property consists of a **main villa** and **two holiday homes** (5 apartments in total), plus an annex to be restored for a total of 1,600 m². On the other hand, the land includes a large **park** (almost 8,000 m²) with a **swimming pool** and about **2.7 ha of agricultural land**.

The property is located about 5 km from the medieval village of **Anghiari** where all basic services are available. The location of the property is also very convenient, situated not far from the communication artery that connects the **Tiber Valley** to **Arezzo**, an important junction that allows to take the A1 highway and reach from there Florence, Milan and Rome.

DESCRIPTION OF THE BUILDINGS

The **manorial villa** (740 m² – 7,962 ft², 3 bedrooms and 2 bathrooms) is slightly detached from the other structures and could be renovated to integrate the accommodation business, or maintained as a private residence, possibly making it totally independent with a second exclusive access. The villa was built on the site of an ancient monastery, whose façade is still recognizable in the main prospect. Inside it holds a *Madonna* attributed to **Jacopo della Quercia**, placed in a niche in the ancient walls of the monastery.

- **Ground floor:** entry, living room, service bathroom, cellar, garage/garage and heating plant;
- **First floor:** living room, reception hall with fireplace attributed to **Michelangelo Buonarroti**, kitchen, three bedrooms, bathroom and large panoramic terrace built above the garage;
- **Second floor:** large attics (five rooms) with habitable heights, potentially convertible into bedrooms and service rooms.

Opposite the villa is the **farmhouse** (399 m² – 4,293 ft², 7 bedrooms and 8 bathrooms), a large building dating back to the 16th century and converted into a holiday home with three apartments, cellars and a large event room on the ground floor with kitchen and service bathroom:

- **Apt. A:** living room with kitchenette, bedroom and bathroom;
- **Apt. B:** living room, kitchen and three bedrooms with en-suite bathroom;
- **Apt. C:** living room, kitchen and three bedrooms with en-suite bathroom.

Just beyond the farmhouse, another **outbuilding** (286 m² – 3,077 ft², 2 bedrooms and 2 bathrooms) houses large storage rooms and two independent apartments:

- **Apt. D:** living room with kitchenette, bedroom and bathroom;
- **Apt. E:** living room with kitchenette, bedroom and bathroom.

The last building is the old **tobacco barn** (212 m² – 2,281 ft²) a large building that was once used to dry tobacco leaves grown in the surrounding fields, very suitable for the creation of other housing units or a restaurant for guests.

EXTERIOR

The buildings are located in the middle of a **well-maintained park of 7,940 m²**, dotted with tall trees, flowers and shrubs. A **14 × 5 m infinity pool** with panoramic views of the surrounding countryside has been built a few steps from the buildings.

In contrast, the rest of the property is occupied by **agricultural land** (4.7 ha) suitable for planting olive trees or crops typical of the area.

MAP OF THE PROPERTY







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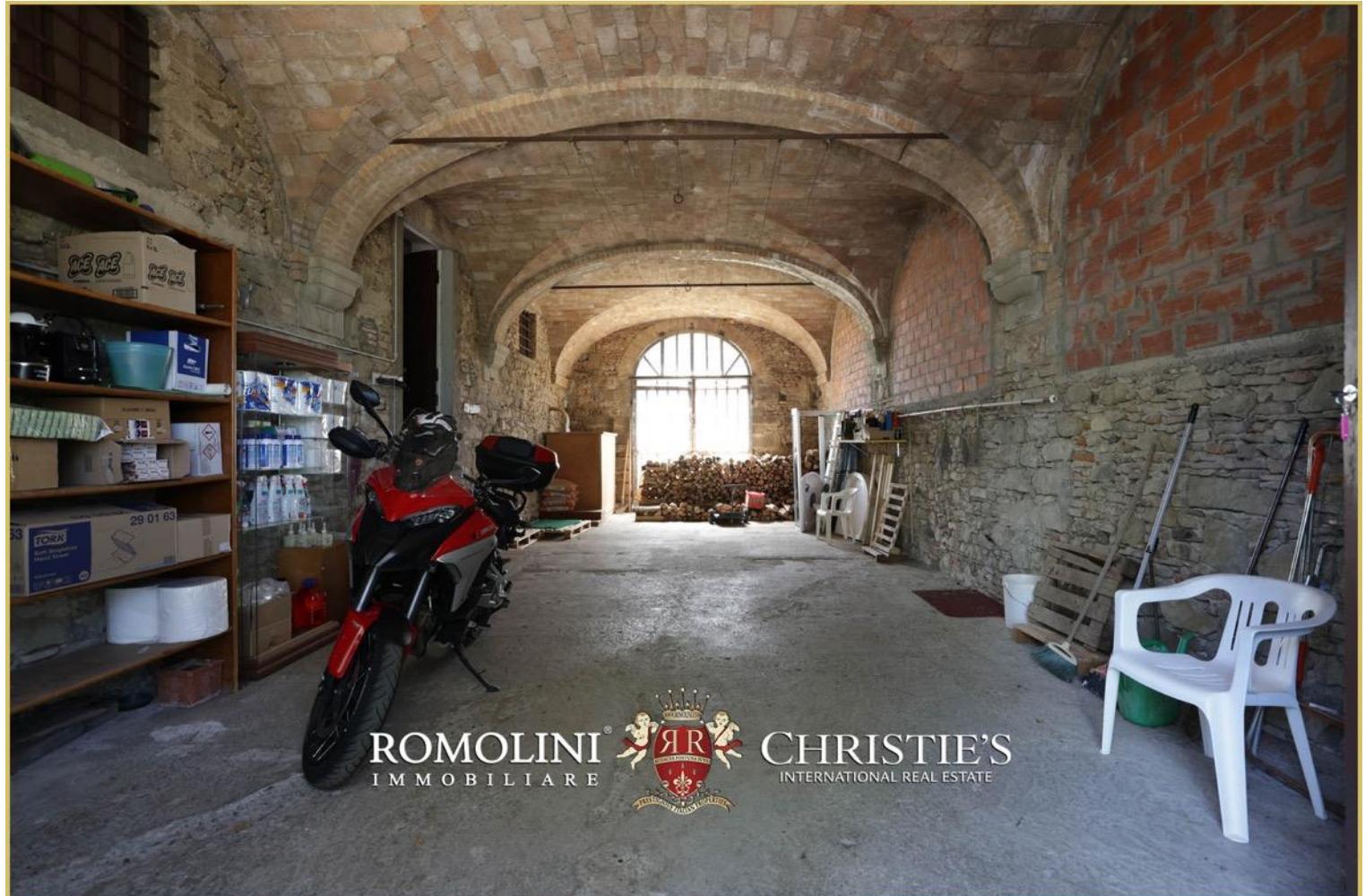




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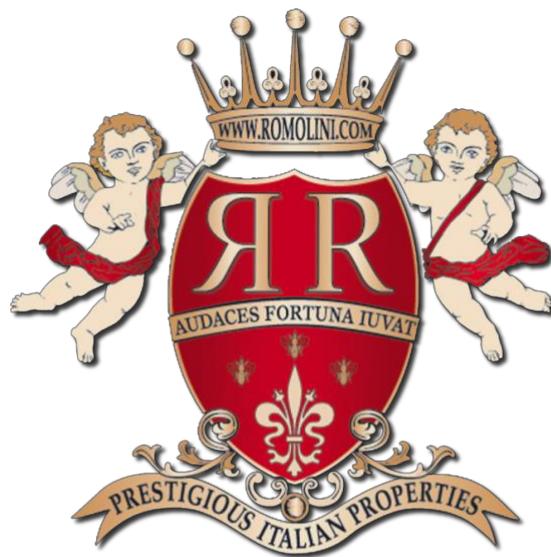


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