

Ref. 2832 – **BORGIO DEL COLLE**

[www.romolini.com/en/2832](http://www.romolini.com/en/2832)

## RESTORED HAMLET, AGRITURISMO FOR SALE IN ANGIARI, TIBER VALLEY, TUSCANY

**Anghiari – Arezzo – Tuscany**



**Interiors**  
1,637 m<sup>2</sup>

**Bedrooms**  
12 (up to 18)

**Bathrooms**  
12 (up to 18)

**Total land**  
5.5 ha

**Swimming pool**  
14 x 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 m<sup>2</sup>. On the other hand, the land includes a large park (almost 8,000 m<sup>2</sup>) 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<sub>gl, nren</sub> = 108.68 kWh/m<sup>2</sup>year)

**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')



## BORG 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 m<sup>2</sup>. On the other hand, the land includes a large **park** (almost 8,000 m<sup>2</sup>) 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 m<sup>2</sup> – 7,962 ft<sup>2</sup>, 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 m<sup>2</sup> – 4,293 ft<sup>2</sup>, 7 bedrooms and 8 bathrooms), a large building dating back to the 16<sup>th</sup> 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 m<sup>2</sup> – 3,077 ft<sup>2</sup>, 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 m<sup>2</sup> – 2,281 ft<sup>2</sup>) 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 m<sup>2</sup>**, 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



















































































































































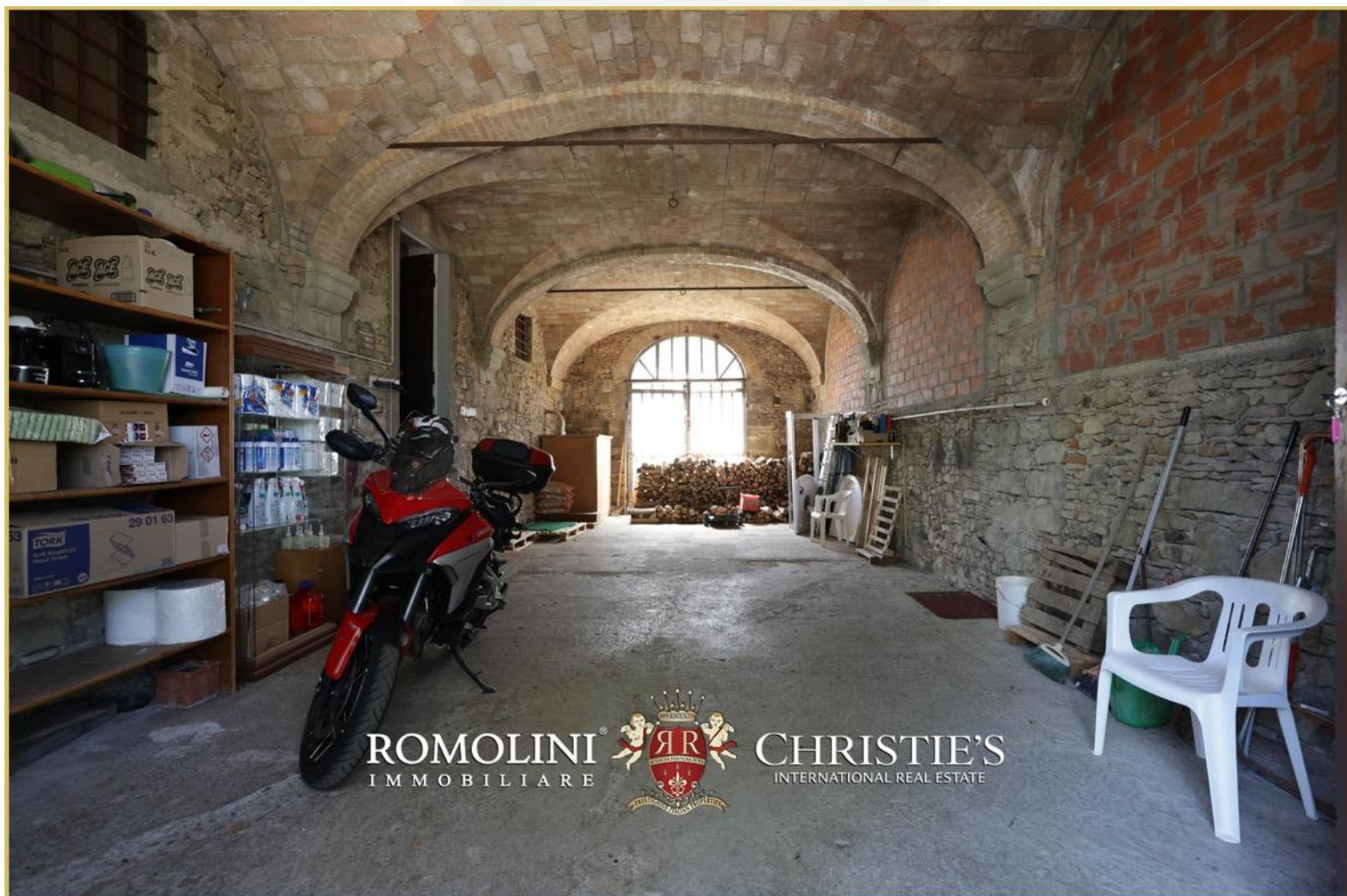




ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
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

[www.romolini.com](http://www.romolini.com)

(+39) 0575 788 948

[www.vineyardswineries.com](http://www.vineyardswineries.com)

[info@romolini.com](mailto:info@romolini.com)