

Ref. 2834 – **CASALE VISNU**

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COUNTRY HOUSE WITH 9.5 HA OF LAND FOR SALE IN SANSEPOLCRO, ALPE DELLA LUNA

Sansepolcro – Arezzo – Tuscany



Interiors
558 m²

Bedrooms
11

Bathrooms
7

Total land
9.5 ha

In the unspoiled landscape of the Alpe della Luna mountain range framing Sansepolcro, restored farmhouse with 9.5 hectares of land for sale. The property, which stands out for its large size and versatility, consists of five bright bedrooms, each with private bathroom and independent entrance, and two apartments.

SUMMARY OF THE PROPERTY

REFERENCE #: 2834 – CASALE VISNU

TYPE: rustic farmhouse

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 558 square meters (6,004 square feet)

TOTAL ROOMS: 21

BEDROOMS: 11

BATHROOMS: 7

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, fireplace, natural springs, private lake, panoramic view

EXTERIOR: 9.5 hectares (23.5 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: natural springs

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators + wood-fired boiler

CLOSEST CITIES AND TOWNS

Sansepolcro (11km; 20'), Pieve Santo Stefano (16km; 30'), Anghiari (20km; 40'), Caprese Michelangelo (26km; 40'), Città di Castello (29km; 35'), Chiusi della Verna (33km; 50'), Arezzo (48km; 1h), Perugia (80km; 1h 10'), Urbino (85km; 1h 50'), Siena (119km; 1h 50'), Rimini (131km; 1h 50'), Florence (131km; 2h 5')

CLOSEST AIRPORTS

Perugia San Francesco (79km; 1h 5'), Rimini F. Fellini (133km; 1h 50'), Firenze A. Vespucci (142km; 2h), Bologna G. Marconi (179km; 2h 15'), Ancona R. Sanzio (182km; 2h 10'), Pisa G. Galilei (203km; 2h 45'), Roma Ciampino (261km; 3h 20'), Roma Fiumicino (275km; 3h 15')

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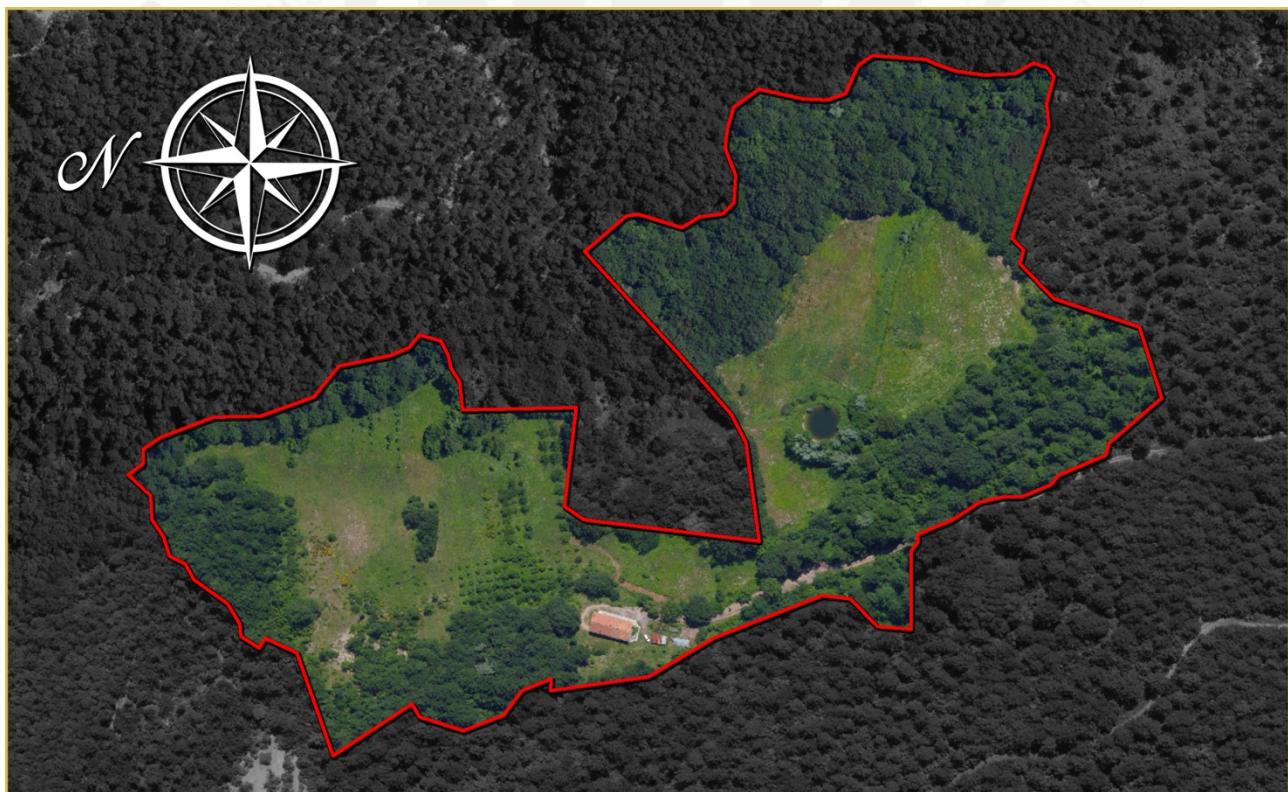
In the unspoiled landscape of the **Alpe della Luna** mountain range framing **Sansepolcro**, restored **farmhouse** with **9.5 hectares of land** for sale. The property, which stands out for its large size and versatility, consists of five bright bedrooms, each with private bathroom and independent entrance, and two apartments:

- **Apt. A:** living room with kitchenette, two bedrooms and bathroom;
- **Apt. B:** living room, kitchenette, four bedrooms and bathroom;

The ground floor then houses a spacious equipped industrial kitchen, a large oven, pantry and a cozy dining room with fireplace, perfect for events and dinners with friends. The property has a central heating plant with a wood-fired boiler that ensures energy efficiency and sustainability. Water, on the other hand, is provided by **three natural springs**.

The property's location, which is extremely quiet and private, makes it very suitable as a **yoga center** or **meditation retreat**, activities that in the past were carried out with good results at the property. However, there is nothing to prohibit using the property as a private residence if one is looking for peace and tranquility in a very picturesque environment.

The land surrounding the farmhouse (about 9.5 ha) is covered with woods typical of the area and areas once used as pasture and offers interesting cues for walks and excursions. Within the property there is also a small **private lake** that was in the past used by the owners as a natural swimming pool (water always supplied from the springs).







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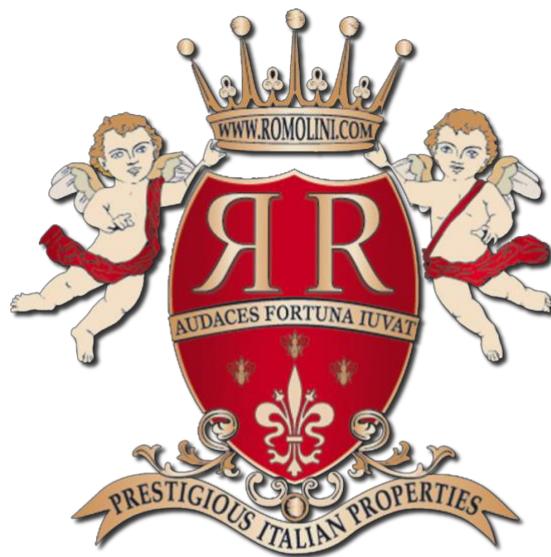
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