

Ref. 2835 – **CASALE SAN SIMEONE**www.romolini.com/en/2835

RENOVATED COUNTRY HOUSE WITH POOL FOR SALE IN MONTERCHI, TUSCANY

Monterchi – Arezzo – Tuscany**Interior**
325 m²**Bedrooms**
8**Bathrooms**
5**Garden**
5,300 m²**Swimming pool**
11 × 5.5 m

Nestled among the rolling hills of Tiber Valley, in a dominant and panoramic position overlooking the picturesque medieval town of Monterchi, stone farmhouse with dependance for sale. The property is in excellent condition and currently includes four guest apartments immersed in a wooded park of 5,300 m² with swimming pool.

SUMMARY OF THE PROPERTY

REFERENCE #: 2835 – CASALE SAN SIMEONE

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 325 square meters (3,497 square feet)

TOTAL ROOMS: 13

BEDROOMS: 8

BATHROOMS: 5

ANNEXES: guesthouse

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, fireplaces, wood-fired oven, porch, garden, swimming pool, fruit trees, olive trees, view of the historic center of Monterchi

EXTERIOR: 5,300 square meters (1.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 11 × 5.5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Monterchi (2km; 5'), Anghiari (11km; 15'), Monte Santa Maria Tiberina (14km; 25'), Città di Castello (15km; 20'), Sansepolcro (16km; 20'), Caprese Michelangelo (28km; 35'), Arezzo (28km; 30'), Cortona (43km; 55'), Gubbio (64km; 1h), Montepulciano (75km; 1h 10'), Assisi (83km; 1h 5'), Siena (94km; 1h 25'), Florence (109km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (66km; 50'), Firenze A. Vespucci (121km; 1h 25'), Pisa G. Galilei (181km; 2h 5'), Bologna G. Marconi (192km; 2h 10'), Roma Ciampino (253km; 2h 45'), Roma Fiumicino (268km; 2h 45')

CASALE SAN SIMEONE

Nestled among the rolling hills of **Tiber Valley**, in a dominant and panoramic position overlooking the picturesque medieval town of **Monterchi**, stone **farmhouse** with dependance for sale. The property is in excellent condition and currently includes **four guest apartments** immersed in a wooded **park of 5,300 m²** with **swimming pool**.

The farmhouse is reached via a low-transit unpaved road that ends just beyond the entrance, ensuring absolute privacy. Within the park there is a private parking area. The absence of other dwellings in the immediate vicinity ensures a quiet and private natural setting.

The location of the property ensures quick access to basic services, available in the medieval village of Monterchi, but at the same time it is located not far from the **E78 freeway** leading to Arezzo, from where one can then take the **A1 highway** leading practically all over Italy.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (280 m² – 3,013 ft², 7 bedrooms and 4 bathrooms) is on three levels and divided into three independent units for guests. However, the areas are all connected internally, a detail that would allow the building to be easily used as a private home. On the ground floor, with independent access, there is also a convenient tool shed.

- **Apt. A:** kitchen/living room with entrance terrace, two bedrooms and bathroom;
- **Apt. B:** kitchen with fireplace, four bedrooms and two bathrooms;
- **Apt. C:** bedroom with entrance terrace and bathroom.

The **guesthouse** (45 m² – 484 ft², 1 bedroom and 1 bathroom) is made out of what used to be a barn: on the ground floor is the living area with kitchen and bathroom, while a staircase leads to the loft where the bedroom is located.

STATE, FINISHES AND SYSTEMS

The interior spaces preserve intact the elegance of the original finishes thanks to a careful and respectful restoration. Tuscan terracotta floors, exposed chestnut beams, period fireplaces and stone walls give warmth and authenticity to the rooms. Furnishings, composed partly of early 20th-century furniture and partly of creations by local artisans, are included in the sale. Large openings encourage natural light and frame striking views of the surrounding countryside.

The property is equipped with a solar thermal system with a 700-liter boiler, a 1,650-liter underground LPG tank and an electrical system designed with a circuit breaker to reduce magnetic fields. All systems are made with criteria of efficiency and functionality.

EXTERIOR

The **5,300-m² park**, cared for with special attention, is home to centuries-old olive trees, lavender, broom, rosemary, roses and other typical essences. In a panoramic position is the **11 x 5.5 m swimming pool** (constant depth of 1.4 m) surrounded by a sunbathing area and equipped with pergola, BBQ area and porch, ideal for outdoor living in all seasons. Under the solarium is located a technical room with three pumps (one of which is normally in use), a 15-m³ reinforced concrete water cistern and storage spaces.

Additional agricultural land bordering the property is also available if interested, which would allow the property to be expanded and/or add activities related to the accommodation business.





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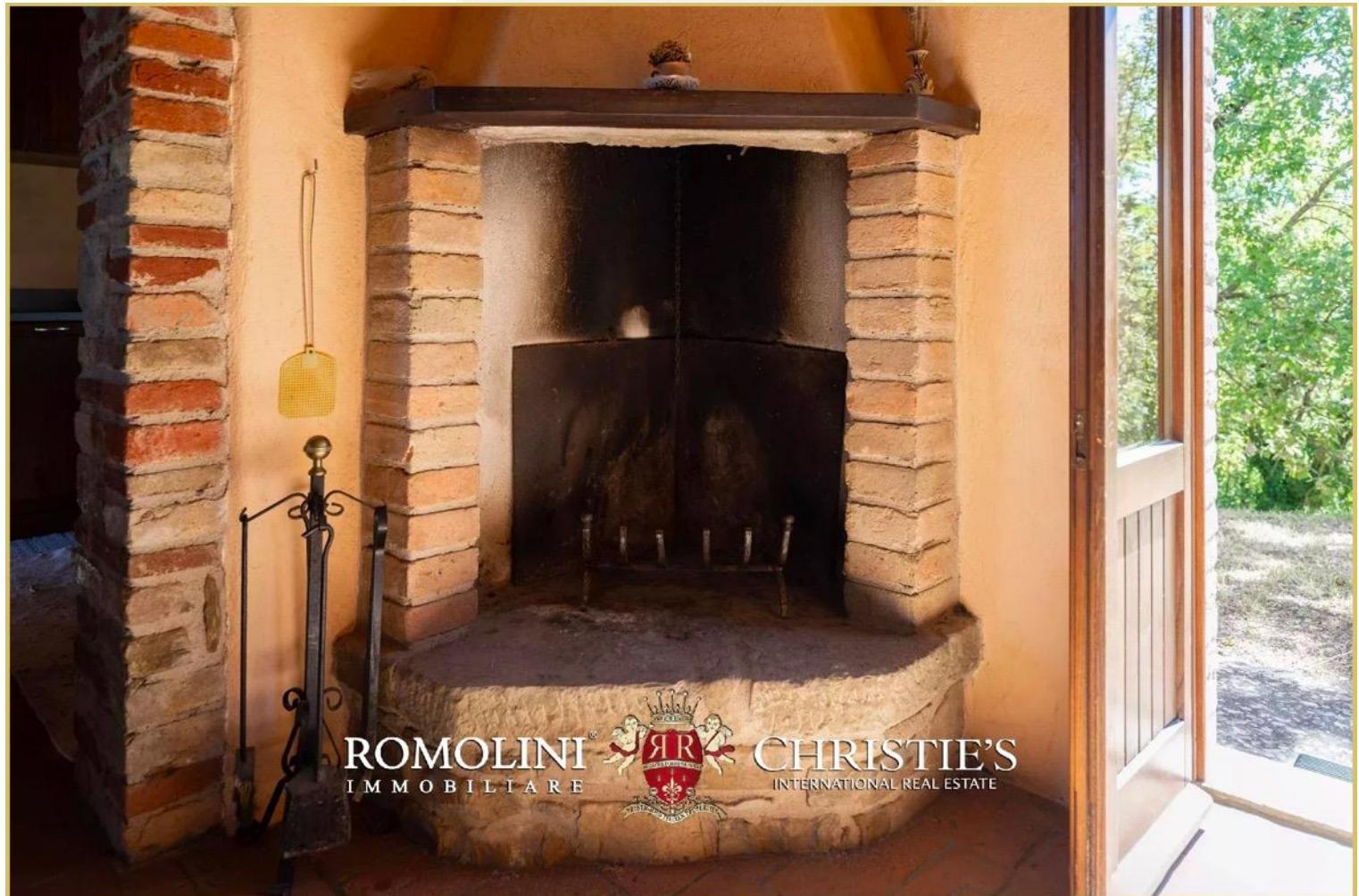
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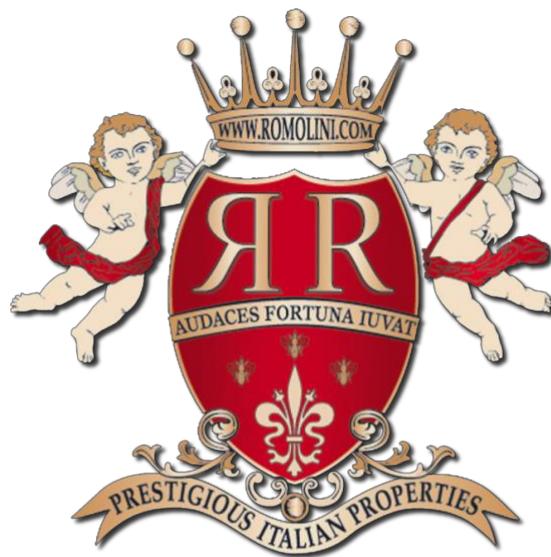
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