

Ref. 2882 – **BORGO CAPRESE**

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RURAL HAMLET TO BE RESTORED FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany



Interiors
527 m²

Bedrooms
4 (up to 10)

Bathrooms
2 (up to 8)

Exterior
3.1 ha

On the hills of **Caprese Michelangelo**, in a hilly and very convenient location, partially renovated **rural hamlet** for sale. The buildings offer a total area of about 527 m² and are set not far from basic services (5') and the village of Caprese (3km).

The renovated portion is divided into two apartments that could easily be combined to form one large dwelling.

- **Apt. A:** living room with dining area, kitchen, three bedrooms, bathroom;
- **Apt. B:** entrance hall, living room with kitchen, bedroom and bathroom.

The rest of the complex consists of rustic buildings in need of renovation that include cellars, agricultural warehouses and old houses, with ample areas available for the creation of additional apartments and/or rooms for receptive use.

Stretching around the buildings is a **990-m² garden** (partly shared with one of the other houses in the hamlet not included in the sale). The rest of the property is instead devoted to arable land (1.4 ha) and chestnut woods (1.6 ha).

SUMMARY OF THE PROPERTY

REFERENCE #: 2882 – BORGO CAPRESE

TYPE: rural hamlet

CONDITIONS: partially restored

LOCATION: hilly

ACCESS: excellent, paved road

INTERIORS: 527 square meters (5,670 square feet)

TOTAL ROOMS: 16

BEDROOMS: 4 (up to 10)

BATHROOMS: 2 (up to 8)

ANNEXES: agricultural outbuildings

MAIN FEATURES: stone and brick walls, wooden beams, vaulted ceilings, terracotta floors, porch, garden, buildings to be restored

EXTERIOR: 3,1 hectares (7.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 657.67 kWh/m²year)

HEATING SYSTEM: radiators + stove

CLOSEST CITIES AND TOWNS

Grocery and restaurant (2km; 5'), Caprese Michelangelo (3km; 7'), Chiusi della Verna (14km; 25'), Anghiari (20km; 25'), Sansepolcro (26km; 30'), Arezzo (42km; 58'), Cortona (66km; 1h 20'), Montepulciano (98km; 1h 30'), Pienza (106km; 1h 40'), Florence (111km; 1h 50'), Siena (117km; 1h 55'), Montalcino (119km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (91km; 1h 10'), Firenze A. Vespucci (128km; 1h 50'), Bologna G. Marconi (173km; 2h), Pisa G. Galilei (193km; 2h 30'), Ancona R. Sanzio (209km; 2h 20'), Roma Ciampino (272km; 3h 5'), Roma Fiumicino (287km; 3h 10')



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