

Ref. 2892 – **VILLA DEL COLLE**

www.romolini.com/en/2892

COUNTRYSIDE VILLA WITH PARK FOR SALE JUST A FEW KILOMETERS FROM ANGIARI, TUSCANY

Anghiari – Arezzo – Tuscany



Interiors
740 m²

Bedrooms
3+

Bathrooms
2+

Total land
2.0 ha

Not far from Anghiari, on the border between Tuscany and Umbria in a panoramic position, small rural hamlet for sale. The building (740 m² – 7,962 ft², 3 bedrooms and 2 bathrooms) was erected 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.

SUMMARY OF THE PROPERTY

REFERENCE #: 2892 – VILLA DEL COLLE

TYPE: countryside villa

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 740 square meters (7,962 square feet)

TOTAL ROOMS: 12

BEDROOMS: 3+

BATHROOMS: 2+

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta flooring, wooden beams, brick arches, vaulted ceilings, original fireplace attributed to Michelangelo, panoramic terrace, garden

EXTERIOR: 2.0 hectares (4.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

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')

VILLA DEL COLLE

Not far from **Anghiari**, on the border between **Tuscany** and **Umbria** in a panoramic position, small **rural hamlet** for sale. The building (740 m² – 7,962 ft², 3 bedrooms and 2 bathrooms) was erected 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. The building needs a general renovation with updates to systems and finishes but is already habitable, with a great potential for an accommodation business. The house is on three levels:

- **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.

The house is surrounded by a **well-kept 4,100-m² park** with hedges and ornamental plants. All around the complex are gently sloping fields (approximately 1.6 ha) that would be suitable for planting olive trees and/or vineyards.

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.

MAP OF THE PROPERTY









ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

















ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com