

2-BEDROOM APARTMENT TO BE RESTORED FOR SALE IN ANGIARI, TUSCANY

Anghiari – Arezzo – Tuscany



Apartment
182 m²

Bedrooms
2

Bathrooms
1

Garage
43 m²

Storage
18 m²

Appartamento in vendita in posizione privilegiata sulle antiche mura di Anghiari. Al piano terra la si trovano i locali di servizio (cantina e sottoscala) e un comodo garage privato con accesso al vecchio pozzo della casa. Al piano rialzato si trova invece l'abitazione vera e propria composta da ingresso, ampio soggiorno, cucina abitabile, bagno, una camera e un corridoio che conduce a un ulteriore vano, ideale come seconda camera o studio. Completa il piano un piccolo ripostiglio.

SUMMARY OF THE PROPERTY

REFERENCE #: 2903 – CASA SULLE MURA

TYPE: apartment

CONDITIONS: to be renovated

LOCATION: historical center, panoramic

ACCESS: excellent, paved road

INTERIORS: 243 square meters (2,615 square feet)

TOTAL ROOMS: 8

BEDROOMS: 2

BATHROOMS: 1

ANNEXES: garage

MAIN FEATURES: stone and brick walls, woodem beams, panoramic views, private garage, property to be restored

EXTERIOR: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  F (EP_{gl, nren} = 199.00 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (700 m; 10'), Sansepolcro (8km; 15'), Caprese Michelangelo (17km; 25'), Città di Castello (24km; 20'), Monte Santa Maria Tiberina (33km; 40'), Arezzo (35km; 40'), Montepulciano (82km; 1h 20'), Siena (102km; 1h 35'), Montalcino (103km; 1h 45'), Florence (108km; 1h 35'), San Gimignano (153km; 2h 5')

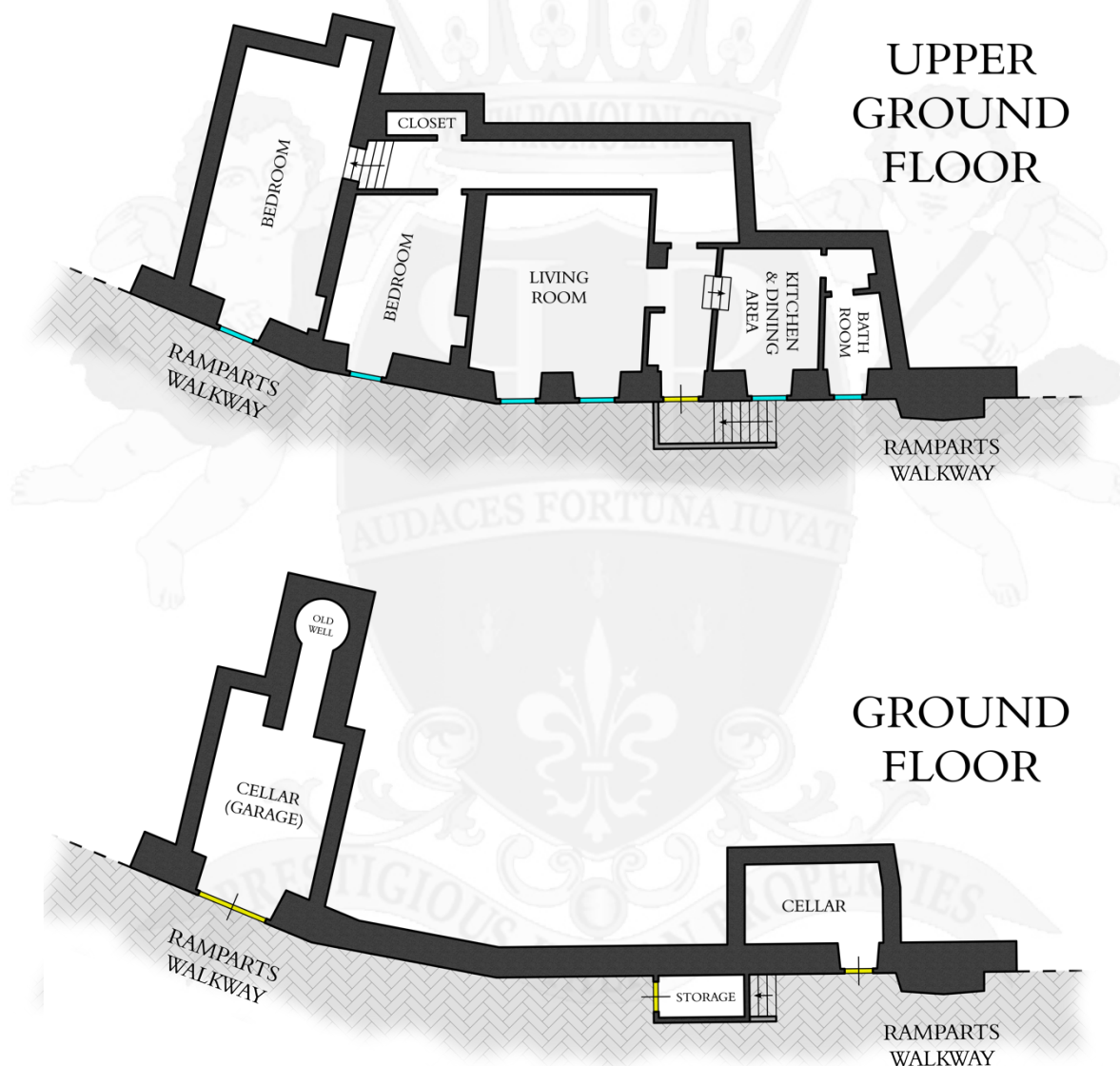
CLOSEST AIRPORTS

Perugia San Francesco (73km; 50'), Firenze A. Vespucci (128km; 1h 35'), Bologna G. Marconi (184km; 2h 5'), Pisa G. Galilei (189km; 2h 15'), Roma Ciampino (255km; 2h 40'), Roma Fiumicino (270km; 2h 45')

CASA SULLE MURA

Apartment for sale in a prime location on the ancient walls of Anghiari. On the ground floor there are the service rooms (cellar and basement for a total of 18 m² – 194 ft²) and a convenient **private garage** (43 m² – 463 ft²) with access to the old well of the house. On the mezzanine floor, on the other hand, is the dwelling proper (182 m² – 1,958 ft²) consisting of an entrance hall, large living room, eat-in kitchen, bathroom, one bedroom and a corridor leading to an additional room, ideal as a second bedroom or office space. A small closet completes the floor.

The property is internally **to be renovated**, offering the possibility of customizing the rooms according to one's needs.



The house is located just a few minutes from the **main square of the town**, where most of the services are available for everyday needs. The position is also very convenient since it's not far from a spacious free parking area if you don't want to enter the old alleys with a car. From Anghiari is then very easy to reach Sansepolcro and the **E45 highway** or Arezzo with its train station.







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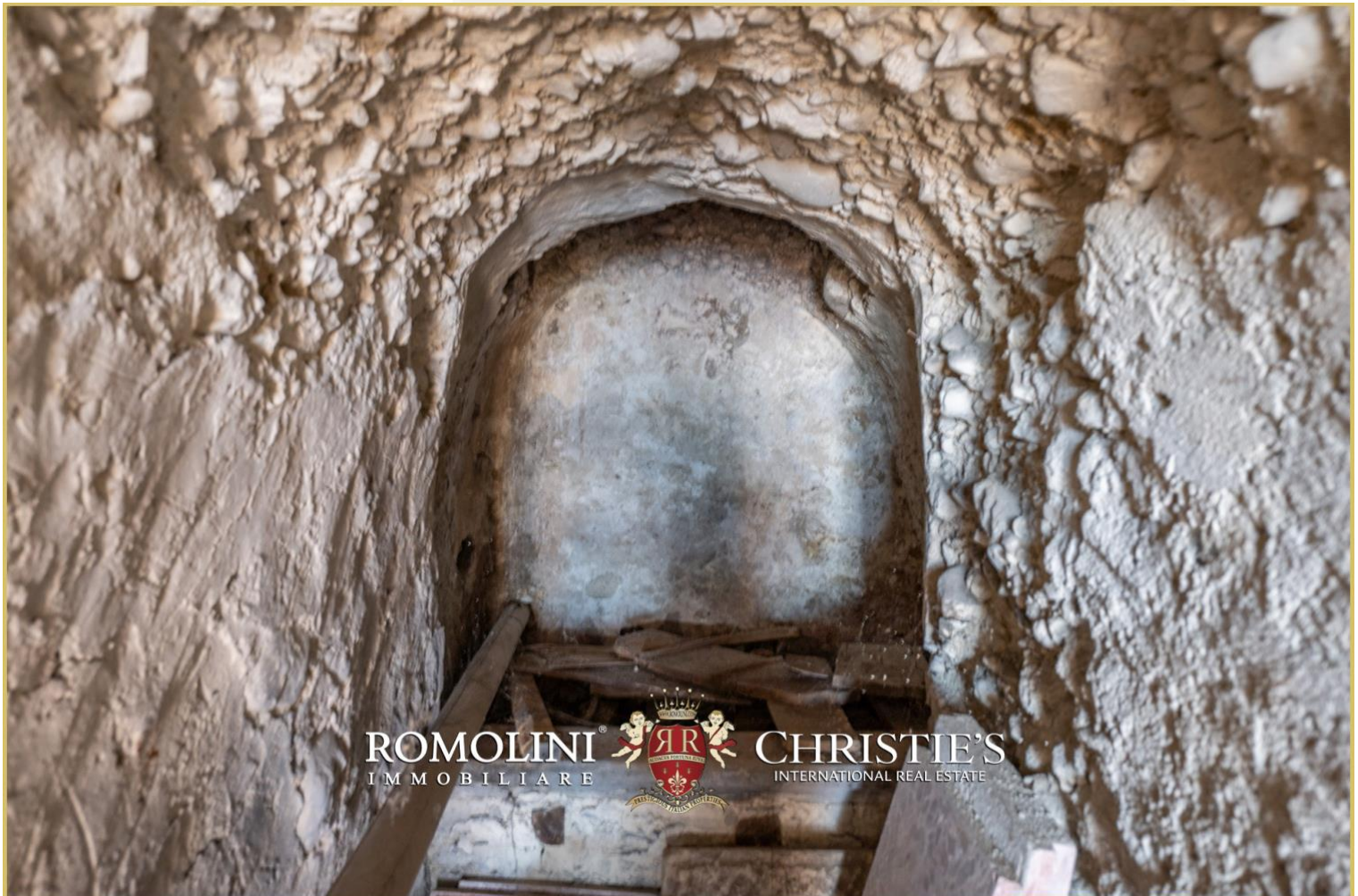




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