

Ref. 2919 – **CASALE ANGHIARI**

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RESTORED COUNTRY HOUSE FOR SALE JUST 2 KM FROM THE CENTER OF ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany



Interiors
275 m²

Bedrooms
3 (up to 5)

Bathrooms
2 (up to 4)

Total land
11,840 m²

Just 2 km from the charming medieval town of Anghiari, characteristic stone farmhouse for sale surrounded by greenery. The property is an ideal solution both as a private residence and accommodation business, thanks to the possibility of creating additional rooms in both the main house and the barn. The property is surrounded by a fenced garden of 11,800 m² with a small tree-covered yard, perfect for those who want privacy, tranquility and contact with nature.

SUMMARY OF THE PROPERTY

REFERENCE #: 2919 – CASALE ANGIARI

TYPE: rustic country house

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 275 square meters (2,959 square feet)

TOTAL ROOMS: 14

BEDROOMS: 3 (up to 5)

BATHROOMS: 2 (up to 4)

ANNEXES: barn

MAIN FEATURES: stone and brick walls, wooden beams, ceramic and parquet flooring, fireplace, iron grates, barn to be restored, paved porch, original oven, fenced garden

EXTERIOR: 11,480 square meters (2.8 acres)

GARDEN: yes, well maintained and fenced

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 195.23 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Historical center of Anghiari (2km; 2'), Citeria (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')

CASALE ANGIARI

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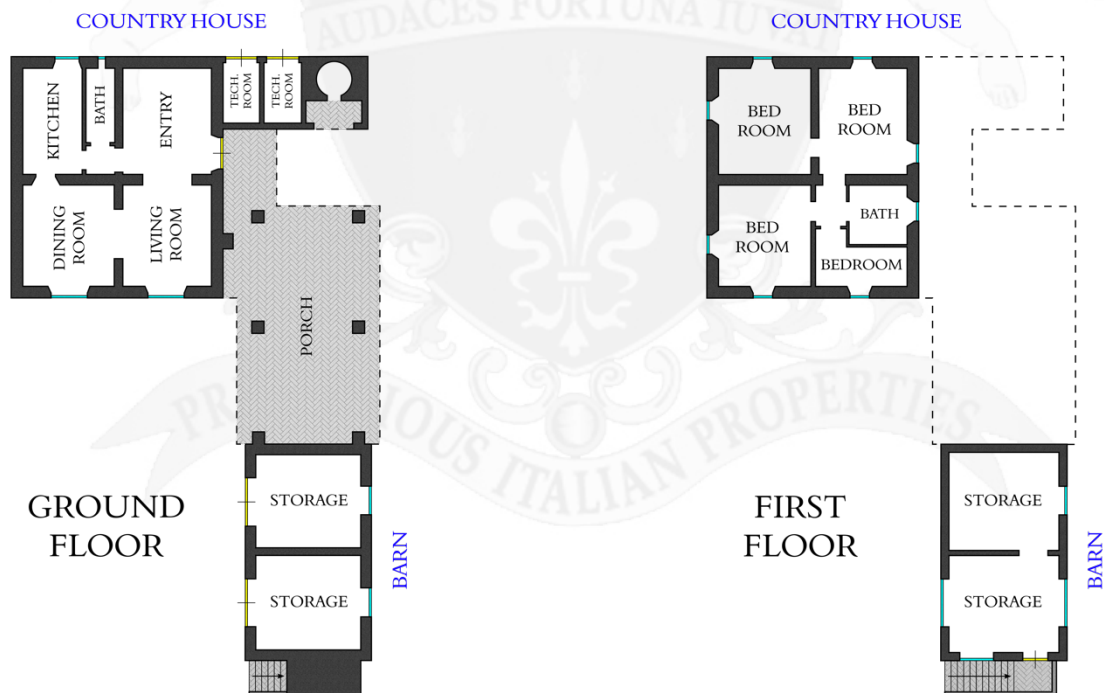
The town of Anghiari has a supermarket (less than 3km from the house) and schools ranging from kindergarten to middle school (all within a few minutes' drive). For other stores and shopping centers, on the other hand, one only needs to reach **Sansepolcro** (less than a quarter-hour drive). The **Arezzo train station** (about 30') makes it possible to reach much of Italy conveniently thanks to daily connections.

The **farmhouse** (183 m² – 1,969 ft²), in excellent condition and already habitable, is on three levels. On the ground floor we find a cozy living room with fireplace, a dining room, the kitchen and a bathroom. A hallway leads to the second floor, which houses three bedrooms and a second bathroom. The attics, habitable for about 47 m², offer additional space to be used for service rooms and/or additional rooms.

Completing the property is a **barn** (92 m² – 990 ft²) on two levels, currently used as a warehouse, with the possibility of being restored and converted into an annex.

The two buildings are connected by a **porch** (65 m²), with a traditional wood-burning oven and a 120 m² paved yard ideal for convivial moments outdoors.

The property is surrounded by a **fenced garden of 11,800 m²** with a small tree-covered yard, perfect for those who want privacy, tranquility and contact with nature.





















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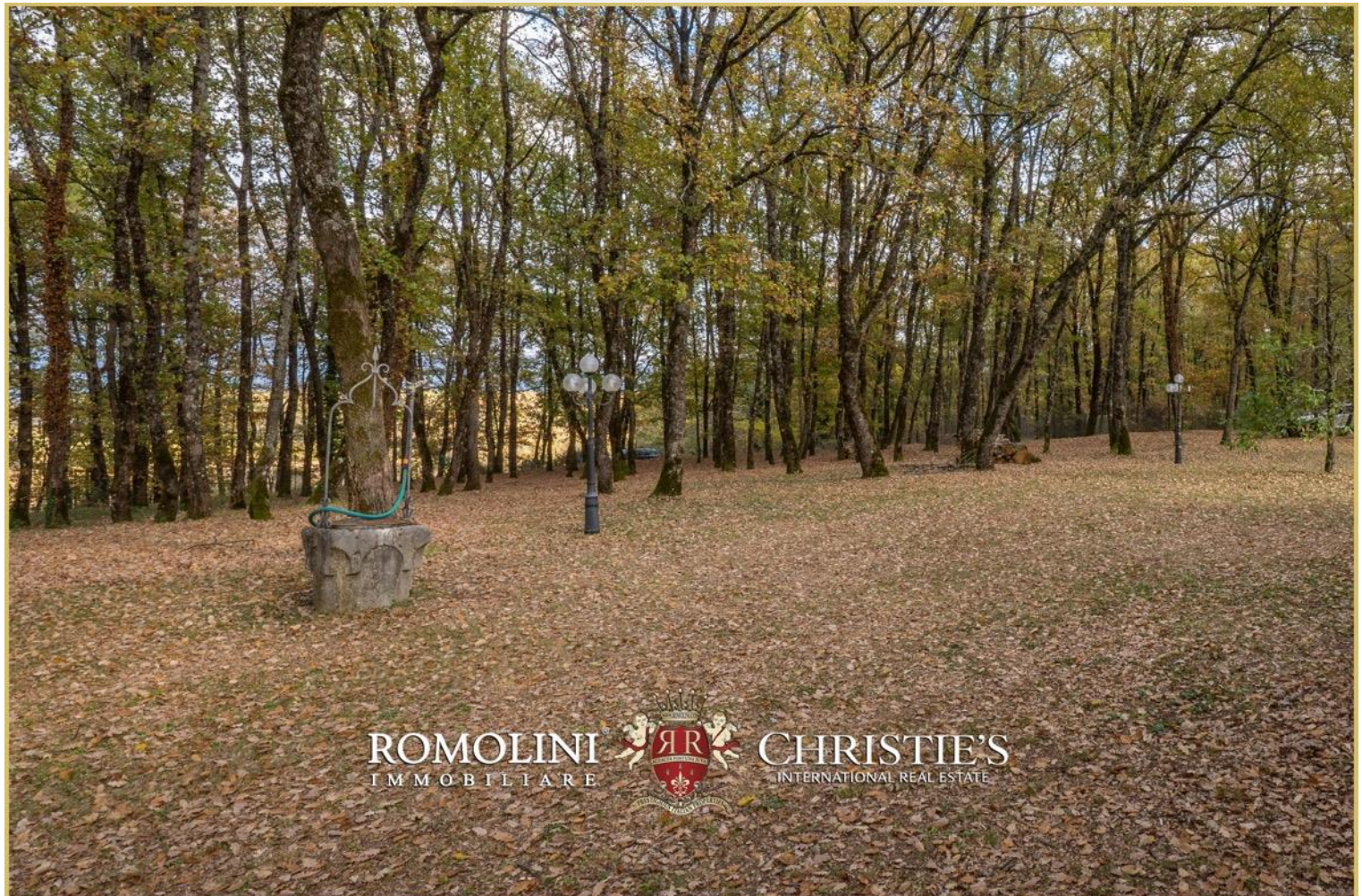






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