

Ref. 2944 – **VILLA MASSIMO**

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VILLA WITH GARDEN FOR SALE ALONG A STREAM IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany



Interiors
125 m²

Bedrooms
3

Bathrooms
2

Garden
1,148 m²

In the charming outskirts of **Caprese Michelangelo**, on the edge of a small rural hamlet and immersed in the greenery and tranquility of Tuscan nature, 125-m² **villa** for sale, surrounded by **1,100 m² of private garden** bordering a lovely **stream** that gives the property a relaxing and private atmosphere.

The house consists of two floors:

- **Ground floor:** kitchen, living room with fireplace and dining room;
- **First floor:** three bedrooms and two bathrooms.

The property is in good overall condition and has recently benefited from some improvements, including the installation of new PVC shutters and a new gas boiler for heating.

The property represents the ideal solution for those who want to live in a natural setting, away from the city chaos, perfect both as a main residence and as a vacation home.

SUMMARY OF THE PROPERTY

REFERENCE #: 2944 – VILLA MASSIMO

TYPE: villa

CONDITIONS: restored

LOCATION: small rural hamlet

ACCESS: excellent, paved road

INTERIORS: 125 square meters (1,345 square feet)

TOTAL ROOMS: 6

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta floors, fireplace, private garden, stream

EXTERIOR: 1,148 square meters (0.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fireplace + stove

CLOSEST CITIES AND TOWNS

Closest services (2km; 2'), Caprese Michelangelo (4km; 5'), Anghiari (20km; 25'), Sansepolcro (28km; 30'), Arezzo (41km; 55'), Cortona (70km; 1h 15'), Montepulciano (92km; 1h 40'), Pienza (100km; 1h 50'), Perugia (94km; 1h 25'), Florence (118km; 2h), Siena (119km; 2h), San Gimignano (159km; 2h 30')

CLOSEST AIRPORTS

Perugia San Francesco (93km; 1h 15'), Firenze A. Vespucci (133km; 2h), Bologna G. Marconi (175km; 2h 10'), Pisa G. Galilei (194km; 2h 40'), Roma Ciampino (271km; 3h 10'), Roma Fiumicino (285km; 3h 15')



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