

## RESTORED LAKE VIEW HAMLET WITH POOL FOR SALE IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany



**Interiors**  
798 m<sup>2</sup>

**Bedrooms**  
9

**Bathrooms**  
8

**Swimming pool**  
12 × 6 m

**Total land**  
1.7 ha

**Olive grove**  
170 trees

Not far from Anghiari, in a very private and panoramic location overlooking Lake Montedoglio, restored rural hamlet with four farmhouses and a park for sale. The property is currently active in the tourism and hospitality sector and could be further expanded by adapting the main house. The buildings are surrounded by about 1.7 hectares of wooded park. A few steps from the building is a 12 × 6 m swimming pool surrounded by a tiled sunbathing area.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2995 – BORGO SUL LAGO

**TYPE:** rural hamlet

**CONDITIONS:** restored

**LOCATION:** hilly, lake view

**ACCESS:** unpaved road (600 m)

**INTERIORS:** 798 square meters (8,585 square feet)

**TOTAL ROOMS:** 18

**BEDROOMS:** 9

**BATHROOMS:** 8

**ANNEXES:** guesthouse

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta floors, original stone fireplaces, veranda, solar panels, garden, swimming pool, olive grove

**EXTERIOR:** 1.7 hectares (4.2 acres)

**OLIVE GROVE:** 170 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Caprese Michelangelo (8km; 10'), Anghiari (9km; 15'), Sansepolcro (16km; 20'), Pieve Santo Stefano (16km; 20'), Arezzo (40km; 45'), Cortona (55km; 1h 5'), Montepulciano (88km; 1h 30'), Pienza (95km; 1h 40'), Siena (112km; 1h 45'), Florence (116km; 1h 55')

## CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h), Firenze A. Vespucci (127km; 1h 45'), Bologna G. Marconi (179km; 2h 10'), Ancona R. Sanzio (183km; 2h 10'), Pisa G. Galilei (188km; 2h 30'), Roma Ciampino (262km; 3h 5'), Roma Fiumicino (276km; 3h 5')

## BORGO SUL LAGO

Not far from **Anghiari**, in a very private and panoramic location overlooking **Lake Montedoglio**, restored **rural hamlet** with four farmhouses and a park for sale. The property is currently active in the tourism and hospitality sector and could be further expanded by adapting the main house.

The property is located roughly halfway between **Caprese Michelangelo** and **Anghiari**, and both towns offer all the essential amenities (supermarkets, schools, a pharmacy, banks, a post office, etc.). The **Tiber Valley** is just a stone's throw away, and most of the well-known towns in **Tuscany** and **Umbria** are easily accessible in less than two hours.

### DESCRIPTION OF THE PROPERTY

**Farmhouse Baldaccio** (377 m<sup>2</sup> – 4,056 ft<sup>2</sup>, 3 bedrooms and 2 bathrooms), currently inhabited by the owners, is a Tuscan-style building on three levels.

- **Ground floor:** living room, dining room, kitchen and cellars;
- **First floor:** entrance, small lounge, bedroom, laundry and bathroom;
- **Second floor:** two bedrooms and a bathroom.

**Farmhouse Cosimo** (245 m<sup>2</sup> – 2,636 ft<sup>2</sup>, 4 bedrooms and 4 bathrooms) is a restored rustic country house laid over two floors:

- **Ground floor:** entrance, living room, kitchen and bedroom with private bathroom;
- **First floor:** three bedrooms with en-suite bathrooms.

**Guesthouse Girolamo** (99 m<sup>2</sup> – 1,065 ft<sup>2</sup>, 1 bedroom and 1 bathroom) is part of what was once a granary. On the ground floor is the actual residence composed of a living room with an open-plan kitchen, bedroom, and bathroom. Upstairs is a large lounge ideal for events.

**Guesthouse Annibale** (77 m<sup>2</sup> – 828 ft<sup>2</sup>, 1 bedroom and 1 bathroom) is a charming guest house on two floors consisting of a living room with a kitchen and a bedroom with a bathroom.

The buildings are surrounded by about **1.7 hectares of wooded park**. A few steps from the building is a **12 × 6 m swimming pool** surrounded by a tiled sunbathing area, very suitable for aperitifs and poolside events. An **olive grove with 170 plants** allows for the production of excellent extra virgin olive oil.













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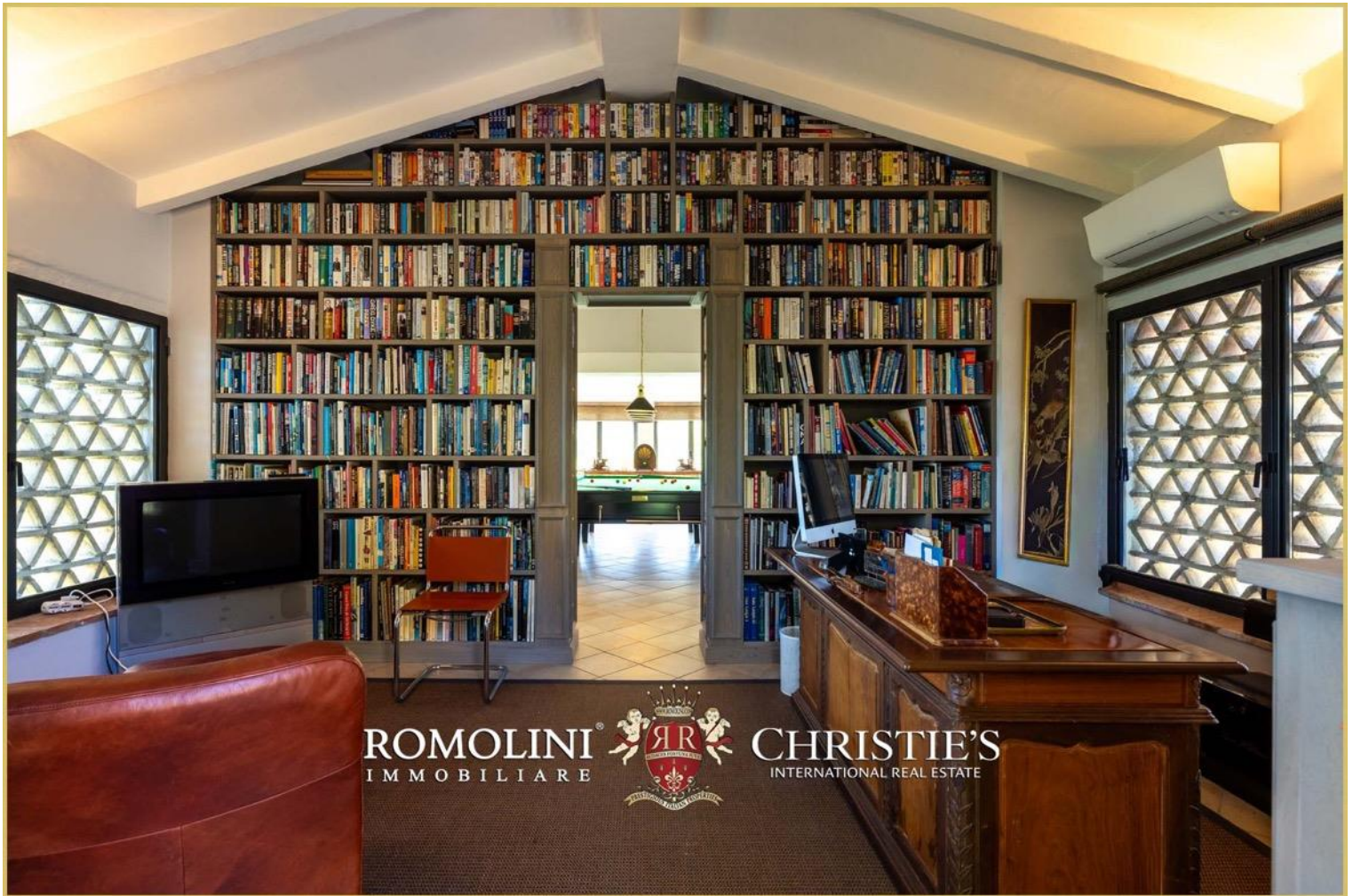


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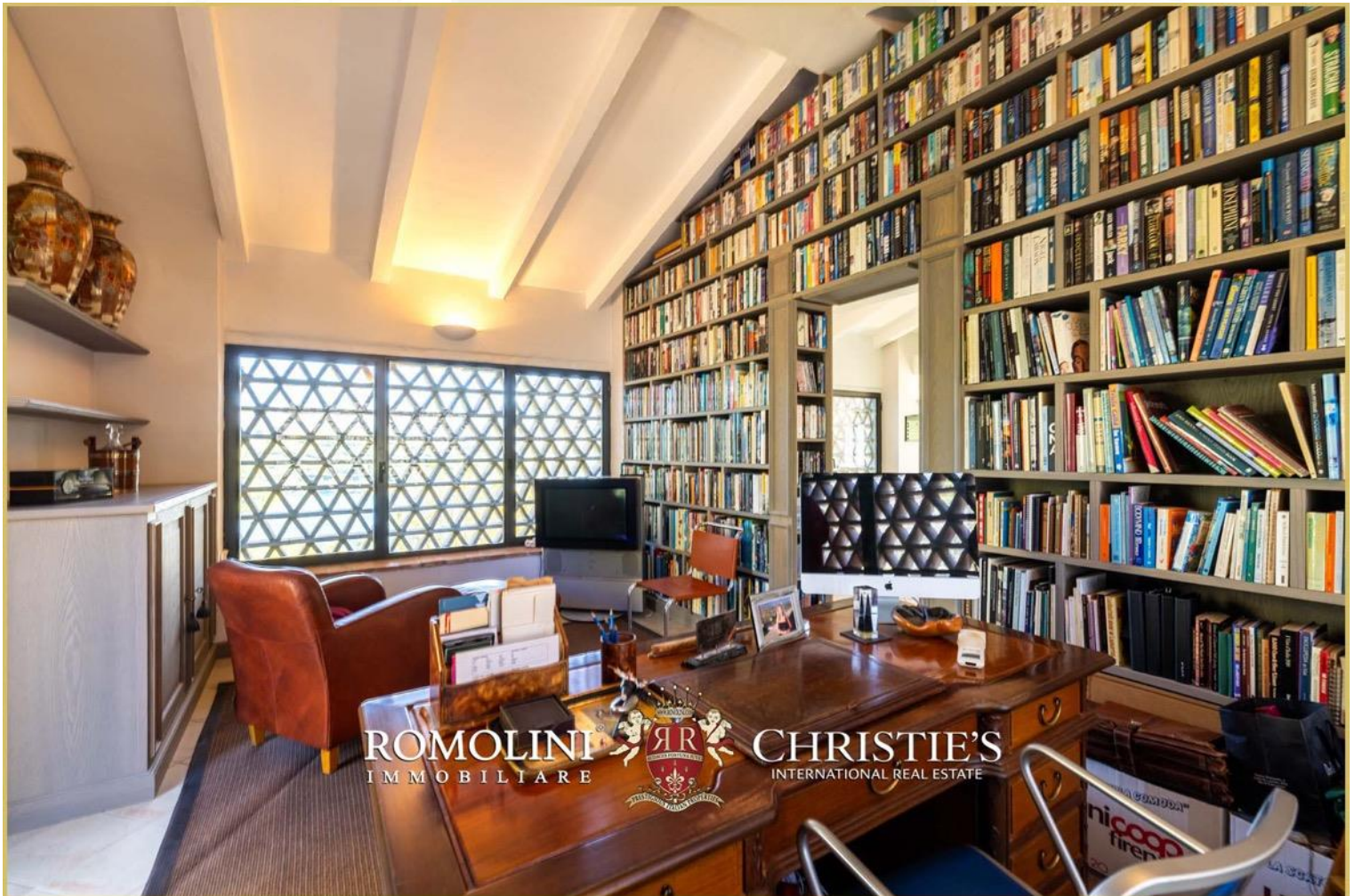




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