

## COZY STONE HOUSE WITH GARDEN FOR SALE IN CHIUSI DELLA VERNA, TUSCANY

Chiusi della Verna – Arezzo – Tuscany



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

**Bedrooms**  
4

**Bathrooms**  
2

**Garden**  
440 m<sup>2</sup>

Stone house with garden for sale in the heart of the ancient village of Chiusi della Verna, renowned for the famous Sanctuary of La Verna, founded by St. Francis in 1213, when he was gifted the site by Count Orlando Cattani. The property appears elegant in its simplicity and preserves the authentic character of its construction era. A large exclusive garden/apron of about 440 m<sup>2</sup> surrounds the house, offering pleasant outdoor spaces to enjoy.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3034 – CASA SAN FRANCESCO

**TYPE:** stone house

**CONDITIONS:** habitable

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 273 square meters (2,937 square feet)

**TOTAL ROOMS:** 13

**BEDROOMS:** 4

**BATHROOMS:** 2

**ANNEXES:** laundry, storage

**MAIN FEATURES:** stone and brick walls, wooden beams, ceramic and terracotta flooring, fireplace, garden, double entrance

**EXTERIOR:** 440 square meters (0.1 acres)

**GARDEN:** yes, around the house

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** possible

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 345.02 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Caprese Michelangelo (12km; 20'), Pieve Santo Stefano (17km; 25'), Bibbiena (19km; 30'), Subbiano (28km; 40'), Anghiari (29km; 40'), Sansepolcro (33km; 40'), Stia (38km; 50'), Arezzo (42km; 55'), Castiglion Fiorentino (58km; 1h 15'), Cortona (74km; 1h 40'), Florence (83km; 1h 40'), Siena (111km; 1h 55')

## CLOSEST AIRPORTS

Perugia San Francesco (97km; 1h 20'), Firenze A. Vespucci (106km; 2h 10'), Pisa G. Galilei (168km; 2h 55'), Bologna G. Marconi (180km; 2h 45'), Roma Ciampino (271km; 3h 5'), Roma Fiumicino (284km; 3h 10')

## CASA SAN FRANCESCO

**Stone house with garden** for sale in the heart of the ancient village of **Chiusi della Verna**, renowned for the famous **Sanctuary of La Verna**, founded by **St. Francis** in 1213, when he was gifted the site by Count Orlando Cattani.

Even today, the ruins of the castle belonging to the noble feudal lord are visible and easily accessible on foot from the house. The Sanctuary can also be reached via a suggestive path immersed in the woods, known as the "Fairies' Path," which leads through scenic natural views of great charm.

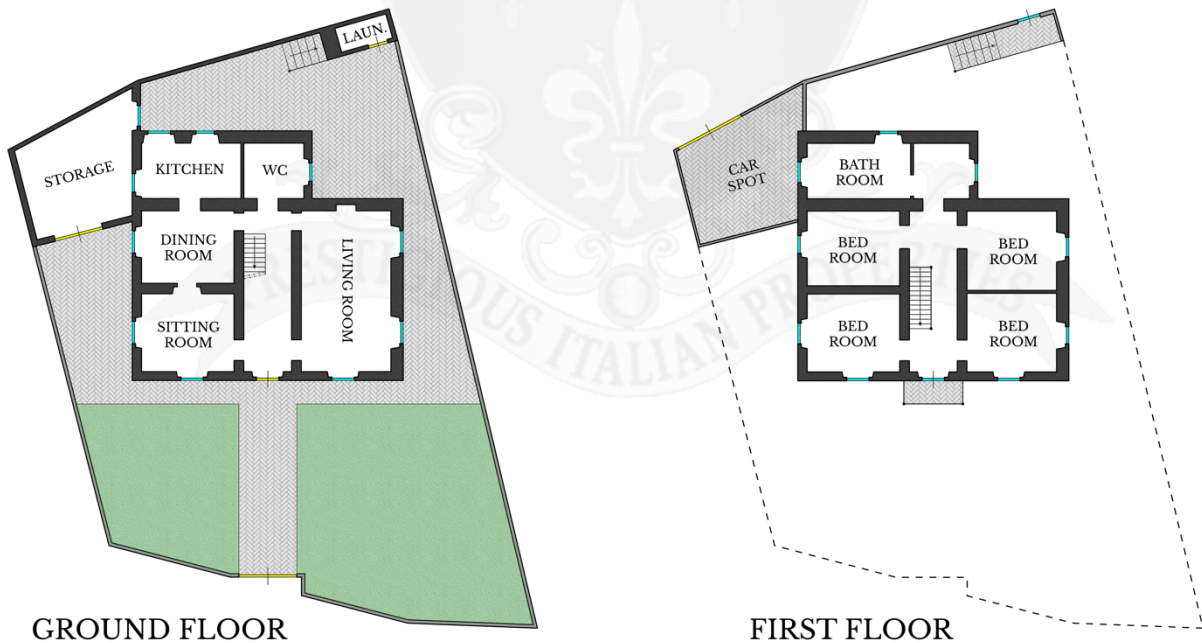
The entrance of the house (241 m<sup>2</sup> – 2,593 ft<sup>2</sup>) opens into a hallway that leads to the large lounge with fireplace and the living room. The ground floor also houses the kitchen, dining room, and a bathroom.

A beautiful internal staircase leads to the upper floor, where the sleeping area consists of four bedrooms and a bathroom.

The property appears elegant in its simplicity and preserves the authentic character of its construction era. A large exclusive **garden/apron of about 440 m<sup>2</sup>** surrounds the house, offering pleasant outdoor spaces to enjoy.

In the piazza, there is also a practical **storage room** (28 m<sup>2</sup> – 301 ft<sup>2</sup>) and a **laundry** (4 m<sup>2</sup> – 43 ft<sup>2</sup>). An external staircase connects the garden to a terrace built on the storage roof, ideal as a panoramic relaxation area or as an additional parking space, thanks to the access from a road located above the building.

The proximity to the Sanctuary of La Verna and the extraordinary beauty of **Casentino**, with its National Park, ancient chapels, castles, streams, and numerous trails crossing landscapes of rare beauty, make this property particularly suitable both as a private residence and as an accommodation facility for tourism interested in experiencing authentic living, in the spirit of nature, culture, and well-being.

















































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