

HOUSE WITH COMMERCIAL PREMISES FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany



Interiors
210 m²

Bedrooms
2

Bathrooms
2

Exterior
1,555 m²

In the residential area of **Caprese Michelangelo**, just outside the medieval historic center of the town, **house with commercial premises** for sale, a rare combination of housing autonomy and smart investment opportunity. Built and maintained with care by the current owners, the building is located in a very convenient position, ideal for walking to all the town's services.

The living area is entirely on the first floor, accessible via a private entrance that guarantees total privacy. The interiors, characterized by excellent space distribution, include a habitable kitchen and a cozy living room, directly connected to a large private terrace. The sleeping area consists of a double bedroom, a single bedroom, a functional bathroom, and a practical laundry/storage area.

The ground floor hosts a large commercial space, characterized by an independent entrance in a central position relative to the façade. The interior space is well distributed and includes a generous sales area, a bathroom, and a storage room on the left side of the structure. The premises are currently leased to a historic local business.

The property also features a convenient parking lot on the left side of the building, additional open spaces at the front, and surrounding land that offers both excellent daily livability and maximum functionality for the clientele of the ground-floor commercial activity.

SUMMARY OF THE PROPERTY

REFERENCE #: 3052 – CASA GIOVANNI

TYPE: house with commercial premises

CONDITIONS: good

LOCATION: residential area

ACCESS: excellent, paved road

INTERIORS: 210 square meters (2,260 square feet)

TOTAL ROOMS: 7

BEDROOMS: 2

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: modern building, reinforced concrete structure, commercial premises, terrace, private parking area

EXTERIOR: 1,555 square meters (0.4 acres)

GARDEN: yes, around the building

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 431.67 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Caprese Michelangelo (700 m; 2'), Anghiari (16km; 20'), Sansepolcro (23km; 30'), Città di Castello (37km; 35'), Arezzo (38km; 50'), Cortona (62km; 1h 15'), Montepulciano (88km; 1h 30'), Perugia (88km; 1h 10'), Pienza (95km; 1h 40'), Florence (111km; 1h 50'), Siena (114km; 1h 40')

CLOSEST AIRPORTS

Perugia San Francesco (88km; 1h 10'), Firenze A. Vespucci (129km; 1h 50'), Bologna G. Marconi (173km; 2h), Pisa G. Galilei (190km; 2h 30'), Roma Ciampino (269km; 3h), Roma Fiumicino (281km; 3h)







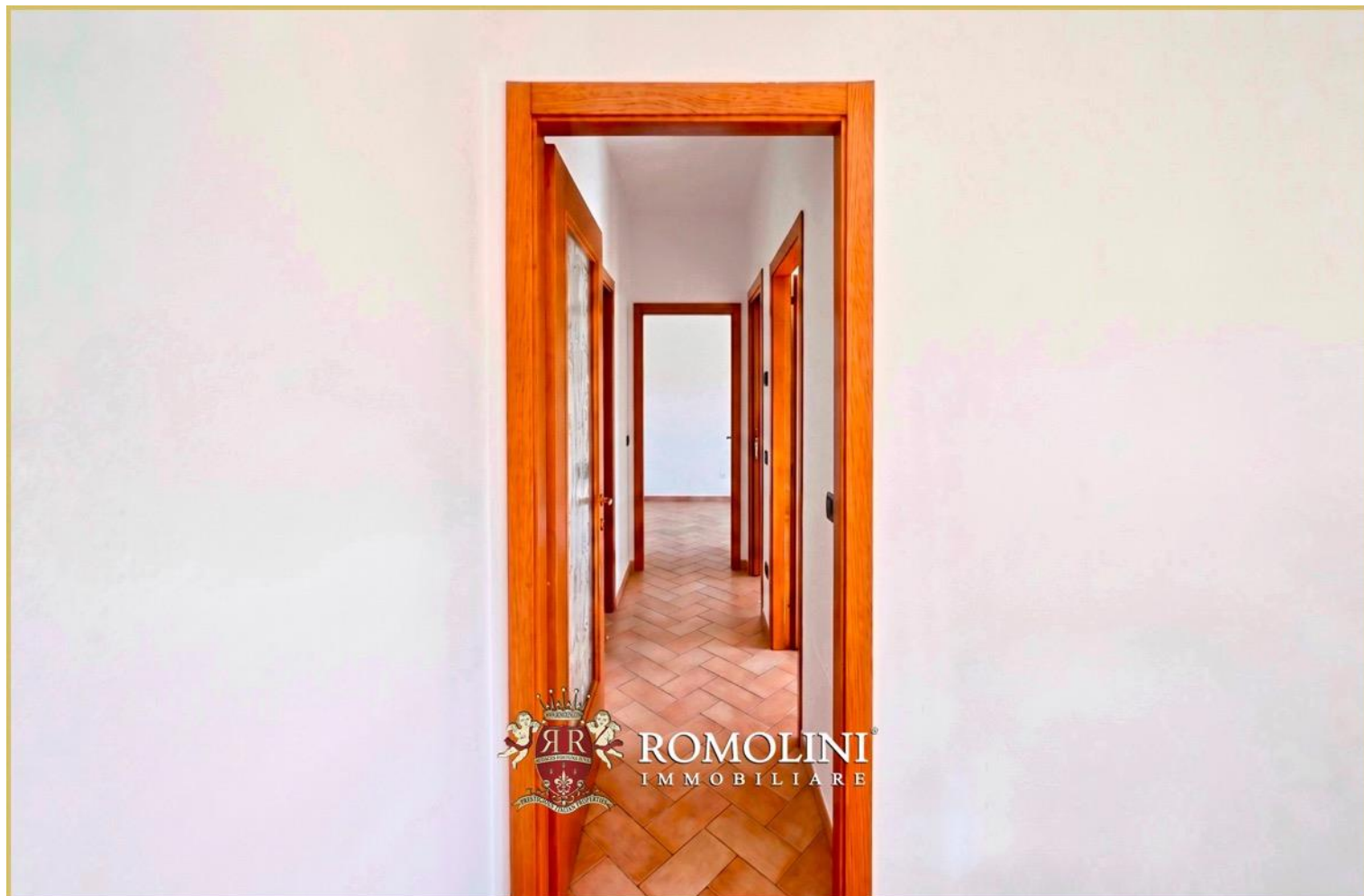




















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