

CHARMING STONE HOUSE FOR SALE IN THE HISTORICAL CENTER OF ANghiARI, TUSCANY

Anghiari – Arezzo – Tuscany



Interiors
170 m²

Bedrooms
4 (up to 5)

Bathrooms
4

In the heart of **Anghiari**, one of Italy's most charming medieval towns, **historic townhouse** for sale along the old city walls. Located in a privileged position, just a short distance from main services, the house enjoys exceptional links to major art centers and a breathtaking view opening over the **Tiber Valley**.

The property boasts extraordinary architectural versatility thanks to the presence of two independent accesses, making it perfect both as a private residence for representation and as a high-yield investment in the charming hospitality sector, supported by an already successful hospitality activity. The property is fully autonomous with methane heating and equipped with air conditioning in the studio and rooms overlooking the Tiber Valley.

The interiors are skillfully arranged to ensure maximum functionality and privacy. A first independent unit on the ground floor welcomes with a bright lounge, a double bedroom, and a dedicated bathroom, proving to be an ideal configuration both as a guest dependance and as a small ruling house.

The main part of the residence is spread over three levels: on the ground floor, there is a small living area with a kitchen and a guest bathroom; on the first floor, you find a double bedroom with an en-suite bathroom, an additional single bedroom, and a second full service. The second floor hosts an exclusive bedroom with a private bathroom, complemented by a small historic living area enriched by an original fireplace and a characteristic loft that can be used as a relaxation area or additional sleeping place.

SUMMARY OF THE PROPERTY

REFERENCE #: 3074 – CASA LEONARDO

TYPE: townhouse

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, on foot

INTERIORS: 170 square meters (1,829 square feet)

TOTAL ROOMS: 9

BEDROOMS: 4 (up to 5)

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, ceramic flooring, fireplace, views of the Tiber Valley

EXTERIOR: no

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 225.21 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

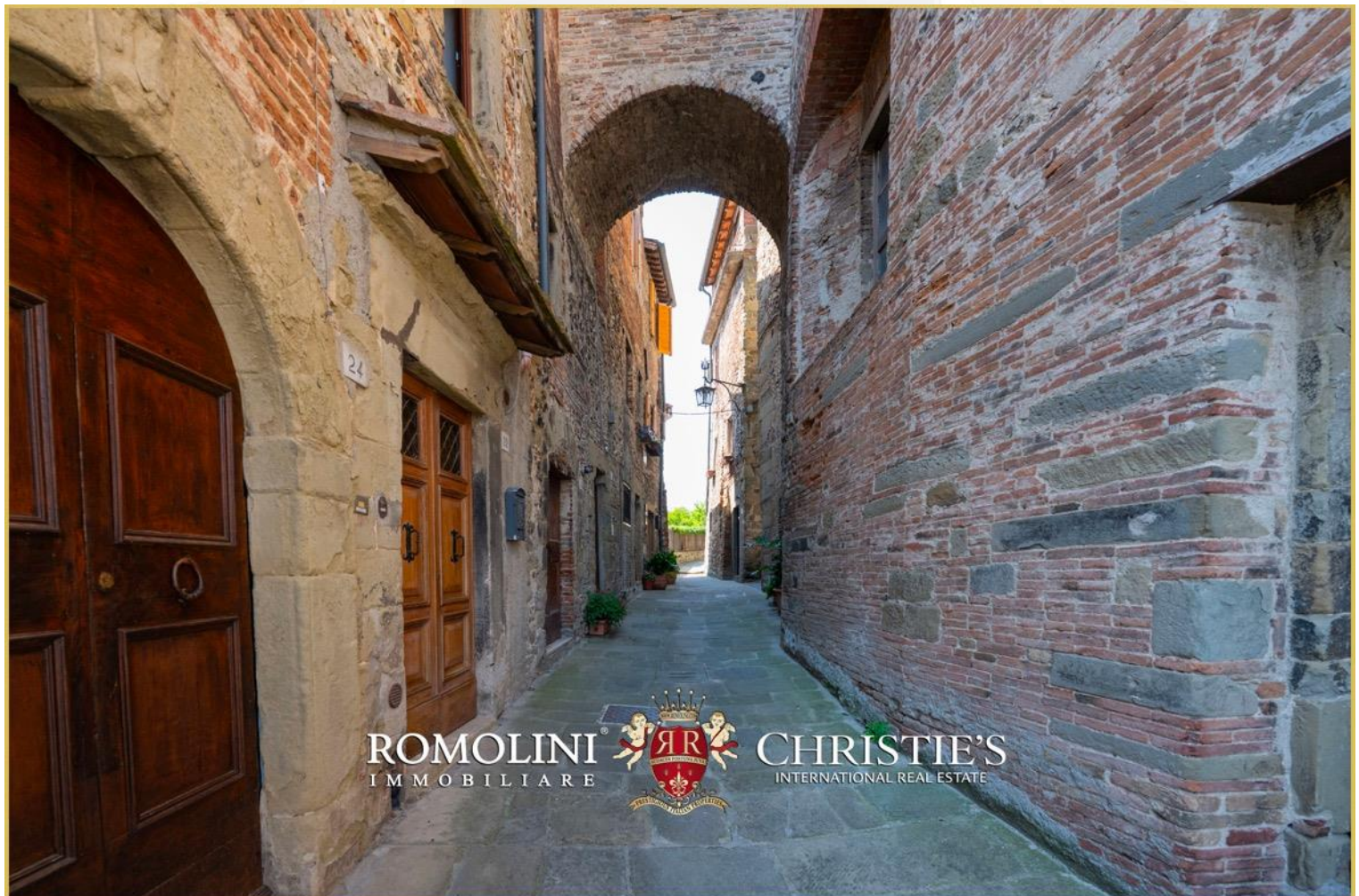
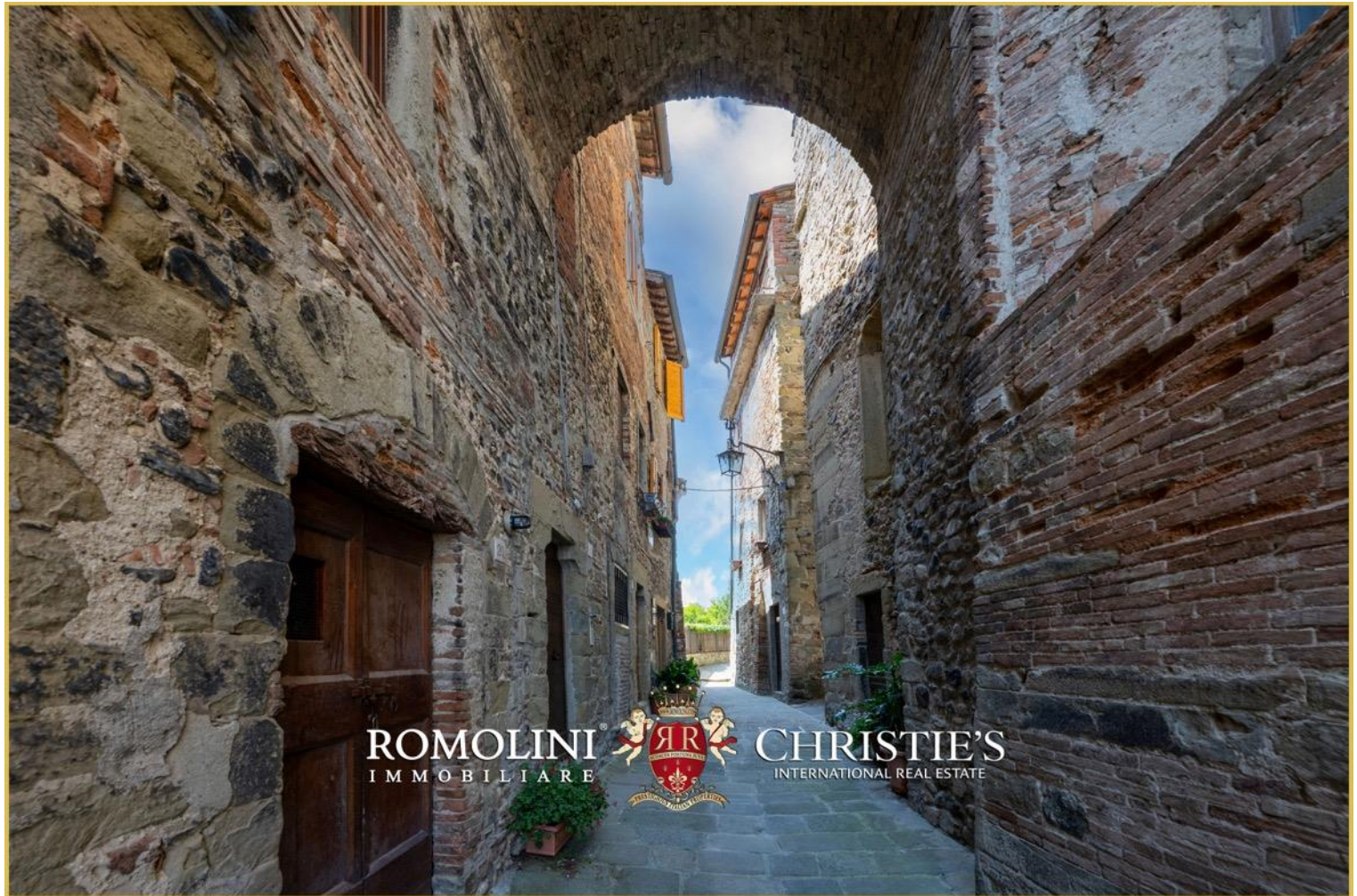
Closest services (600m; 5'), Sansepolcro (9 km; 15'), Caprese Michelangelo (16 km; 25'), Città di Castello (20 km; 25'), Subbiano (28 km; 30'), Arezzo (30 km; 35'), Cortona (45 km; 50'), Bibbiena (45 km; 50'), Poppi (52 km; 1h), Umbertide (45 km; 50'), Gubbio (65 km; 1h 10'), Perugia (75 km; 1h 10'), Assisi (95 km; 1h 30'), Montepulciano (95 km; 1h 30'), Siena (105 km; 1h 40'), Spello (110 km; 1h 35'), Montalcino (135 km; 2h), Florence (110 km; 1h 35'), San Gimignano (145 km; 2h), Bologna (165 km; 2h), Pisa (190 km; 2h 30'), Lucca (180 km; 2h 20'), Rome (225 km; 2h 45')

CLOSEST AIRPORTS

Perugia San Francesco (75 km; 1h 10'), Firenze A. Vespucci (125 km; 1h 45'), Rimini F. Fellini (145 km; 2h), Bologna G. Marconi (165 km; 2h), Pisa G. Galilei (190 km; 2h 30'), Rome Ciampino (240 km; 3h), Rome Fiumicino (260 km; 3h 10')





























































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