

APARTMENT WITH SMALL GARDEN FOR SALE IN ANGIARI, TUSCANY

Anghiari – Arezzo – Tuscany



Interiors
111 m²

Bedrooms
2

Bathrooms
2

Garden
48 m²

A few steps from the medieval center of **Anghiari**, among the hills of the **Tiber Valley**, this property combines the convenience of a well-connected location with the privacy of a small context of only three units. Entirely developed on the ground floor for maximum practicality, the **house** welcomes you with warm and bright environments, enhanced by refined parquet floors. The living area features a fully equipped kitchen and a comfortable living room with a fireplace and a high-efficiency stove, both opening onto a balcony. The sleeping area includes an air-conditioned double bedroom with a French door onto the balcony, a second very bright bedroom, and two bathrooms. A small private outdoor space, between a terrace and a reserved green corner, offers a pleasant outdoor airport of easy management.

On the basement floor, an unmissable large garage guarantees maximum convenience for cars, accessories, or storage. Equipped with aluminum fixtures with **double glazing**, autonomous methane heating, and direct utilities, the property is presented as a ready-to-use solution, ideal both for those seeking a stable and functional residence and as a low-maintenance holiday base in the heart of **Tuscany**.

SUMMARY OF THE PROPERTY

REFERENCE #: 3083 – APPARTAMENTO CARMINE

TYPE: apartment

CONDITIONS: good

LOCATION: residential area

ACCESS: excellent, paved road

INTERIORS: 111 square meters (1,194 square feet)

TOTAL ROOMS: 6

BEDROOMS: 2

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: modern building, parquet flooring, fireplace, air conditioning in the night area, balconies, small private garden, cellar

EXTERIOR: 48 square meters (516 square feet)

GARDEN: yes

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 202.32 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (800m; 2'), 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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