

Ref. 3124 – **CASALE BELVEDERE**

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COUNTRY HOUSE WITH PANORAMIC VIEWS FOR SALE IN ANGIARI, TUSCANY

Anghiari – Arezzo – Tuscany



Interiors
476 m²

Bedrooms
5 (up to 6)

Bathrooms
2 (up to 3)

Total land
9,465 m²

A few minutes from the historic center of Anghiari, elected among the most beautiful villages in Italy, a splendid large independent farmhouse, situated in a dominant position with a charming 180° panoramic view over the entire valley. The property includes about 9,400-m² of private land ensuring total privacy, enriched by a mature olive grove with producing trees and a small part of arable land usable for a private vegetable garden.

SUMMARY OF THE PROPERTY

REFERENCE #: 3124 – CASALE BELVEDERE

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 476 square meters (5,122 square feet)

TOTAL ROOMS: 18

BEDROOMS: 5 (up to 6)

BATHROOMS: 2 (up to 3)

ANNEXES: barn

MAIN FEATURES: stone and brick walls, terracotta and parquet floors, wooden beams, stone frames, wooden fixtures, porch, loggia, garden, olive trees

EXTERIOR: 9,465 square meters (2.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 445.41 kWh/m²year)

HEATING SYSTEM: radiators

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')

CASALE BELVEDERE

A few minutes from the **historic center of Anghiari**, elected among the most beautiful villages in **Italy**, a splendid large **independent farmhouse**, situated in a dominant position with a charming 180° panoramic view over the entire valley.

The **farmhouse** (381 m² – 4,100 ft²) develops on three levels characterized by large spaces and double independent entrances, a layout that offers extraordinary flexibility of use for every residential or hospitality need.

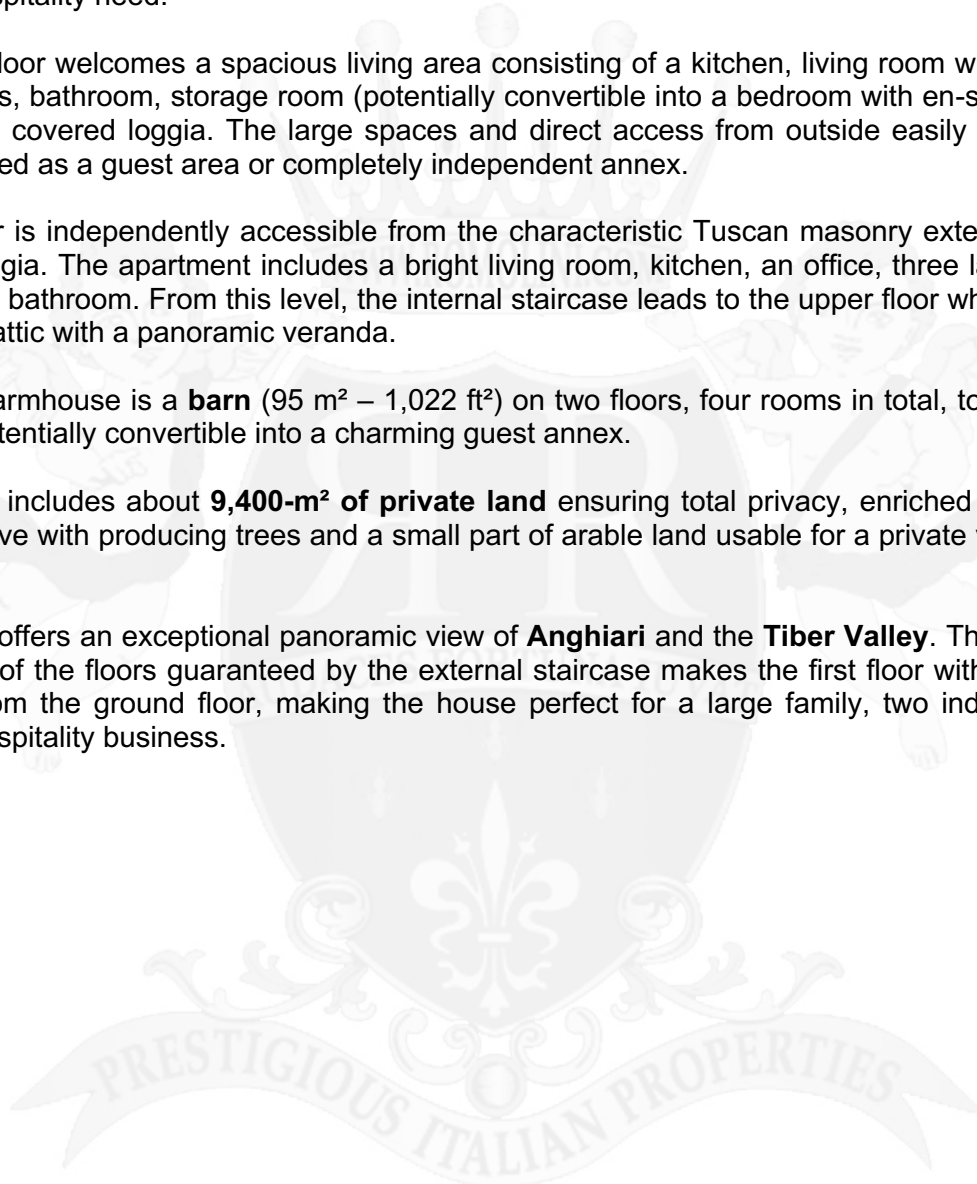
The ground floor welcomes a spacious living area consisting of a kitchen, living room with loggia, two bedrooms, bathroom, storage room (potentially convertible into a bedroom with en-suite bathroom), and a covered loggia. The large spaces and direct access from outside easily allow this floor to be used as a guest area or completely independent annex.

The first floor is independently accessible from the characteristic Tuscan masonry external staircase with loggia. The apartment includes a bright living room, kitchen, an office, three large bedrooms, and a bathroom. From this level, the internal staircase leads to the upper floor where there is a finished attic with a panoramic veranda.

Next to the farmhouse is a **barn** (95 m² – 1,022 ft²) on two floors, four rooms in total, to be renovated and potentially convertible into a charming guest annex.

The property includes about **9,400-m² of private land** ensuring total privacy, enriched by a mature olive grove with producing trees and a small part of arable land usable for a private vegetable garden.

The location offers an exceptional panoramic view of **Anghiari** and the **Tiber Valley**. The total independence of the floors guaranteed by the external staircase makes the first floor with attic autonomous from the ground floor, making the house perfect for a large family, two independent units, or a hospitality business.

































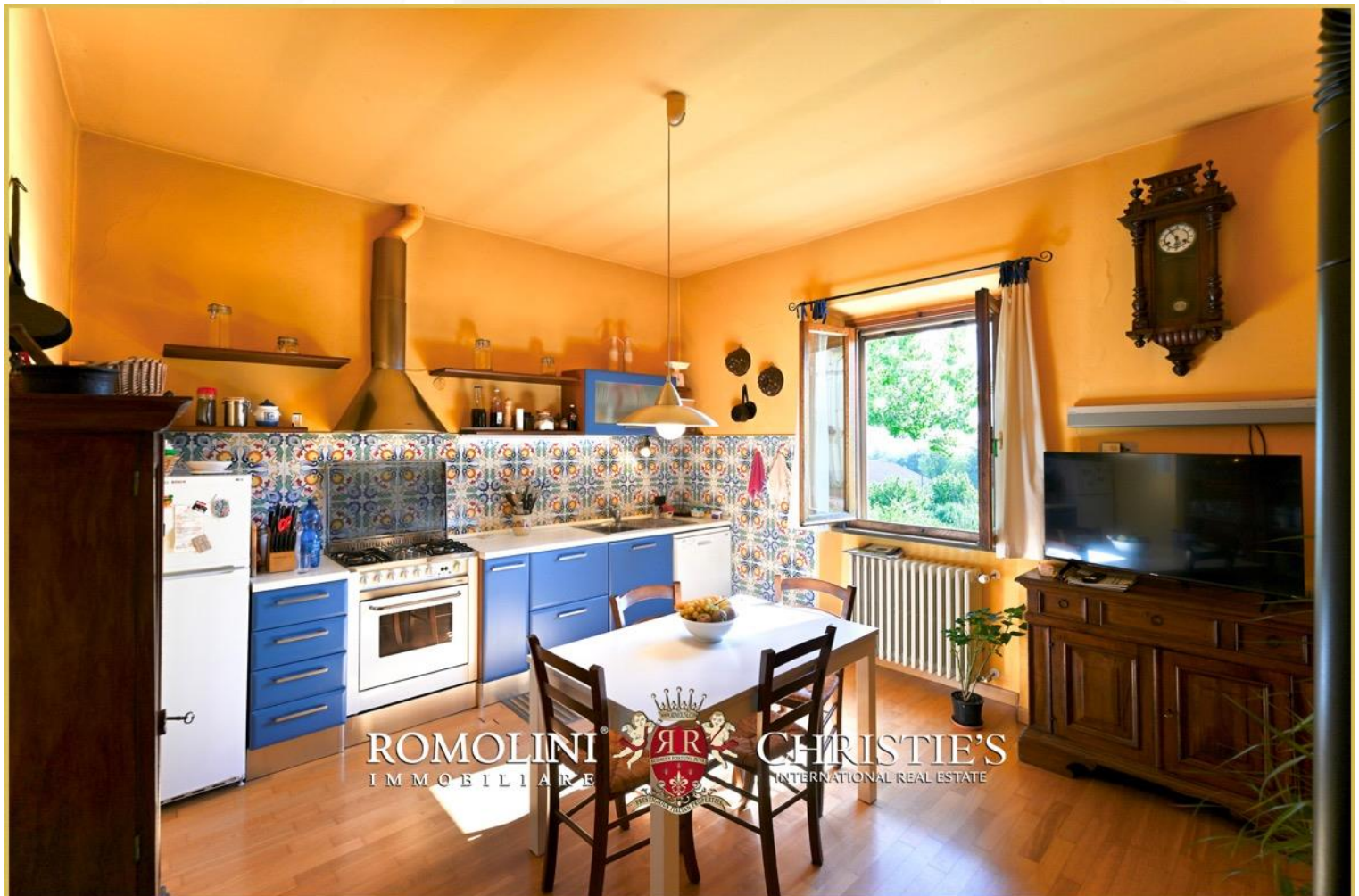
























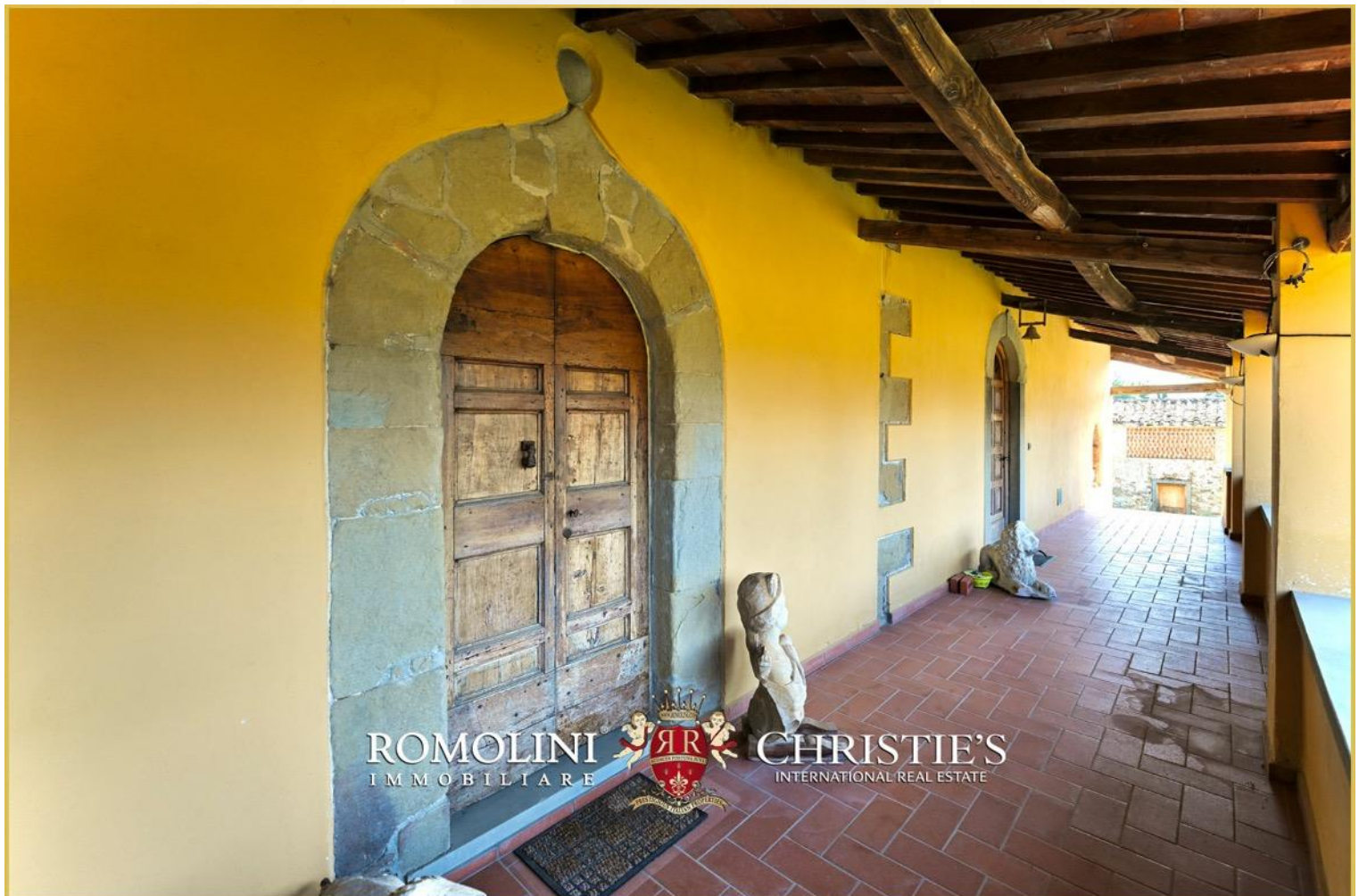














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Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com