

Ref. 3146 – **VILLA CASTAGNO**

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STONE VILLA WITH PANORAMIC VIEWS FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany



Interiors
169 m²

Bedrooms
3

Bathrooms
2

Total land
1,015 m²



Built in 2013, this splendid stone villa combines the comfort of a recent construction with the authentic charm of homes of the past. Fine materials and details with a historic flavor give the property a unique character. The villa extends over an area of about 169 m², plus 18 m² of habitable loggia, and is surrounded by a private garden of 1,015 m², enriched by a suggestive panoramic view.

SUMMARY OF THE PROPERTY

REFERENCE #: 3146 – VILLA CASTAGNO

TYPE: villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 169 square meters (1,818 square feet)

TOTAL ROOMS: 5

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, ceramic flooring, stone fireplace, garden, porch

EXTERIOR: 1,015 square meters (0.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiator

CLOSEST CITIES AND TOWNS

Caprese Michelangelo (3 km; 5'), Pieve Santo Stefano (10 km; 15'), Chiusi della Verna (18 km; 25'), Anghiari (25 km; 35'), Sansepolcro (27 km; 35'), Bibbiena (30 km; 40'), Chitignano (30 km; 40'), Subbiano (35 km; 45'), Capolona (38 km; 45'), Città di Castello (40 km; 50'), Arezzo (47 km; 50'), Badia Tedalda (35 km; 45'), Bagno di Romagna (55 km; 1h 10'), Poppi (40 km; 50'), Stia (50 km; 1h), Cortona (75 km; 1h 20'), San Giovanni Valdarno (85 km; 1h 30'), Perugia (90 km; 1h 35'), Gubbio (95 km; 1h 40'), Florence (95 km; 1h 40'), Assisi (120 km; 1h 55'), Siena (130 km; 2h), Bologna (160 km; 2h 20'), Pisa (180 km; 2h 35'), Rome (250 km; 2h 55')

CLOSEST AIRPORTS

Firenze A. Vespucci (100 km; 1h 45'), Perugia San Francesco (100 km; 1h 45'), Forlì L. Ridolfi (105 km; 1h 50'), Rimini F. Fellini (135 km; 2h 10'), Bologna G. Marconi (160 km; 2h 20'), Pisa G. Galilei (180 km; 2h 35'), Roma Ciampino (250 km; 2h 55'), Roma Fiumicino (275 km; 3h 10')

VILLA CASTAGNO

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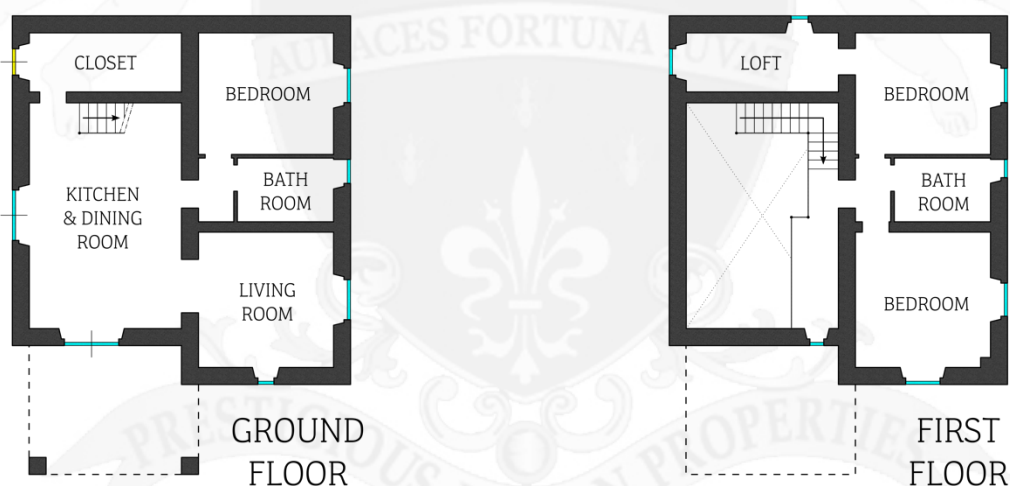
The ground floor hosts the open-plan living area with high ceilings and a kitchen that represents the true heart of the house. From here, you can directly access the loggia, a sheltered and cozy outdoor space, ideal for lunches and dinners outdoors, moments of relaxation, and pleasant occasions to share with friends and family, immersed in the tranquility of the landscape.

On the ground floor, there is also the living room with a ventilated wood fireplace, a bedroom, a bathroom, and the laundry/pantry area.

The upper floor instead houses two bedrooms and a second bathroom, as well as a small study/library corner in the mezzanine overlooking the kitchen.

Outside, the garden offers an additional space to enjoy in every season and a splendid panoramic view.

The house is only 2 km from the town center of **Caprese Michelangelo**, where all essential services can be found (restaurants, pharmacy, bank, and bar); all other services can be found within 25 minutes by car in neighboring towns.









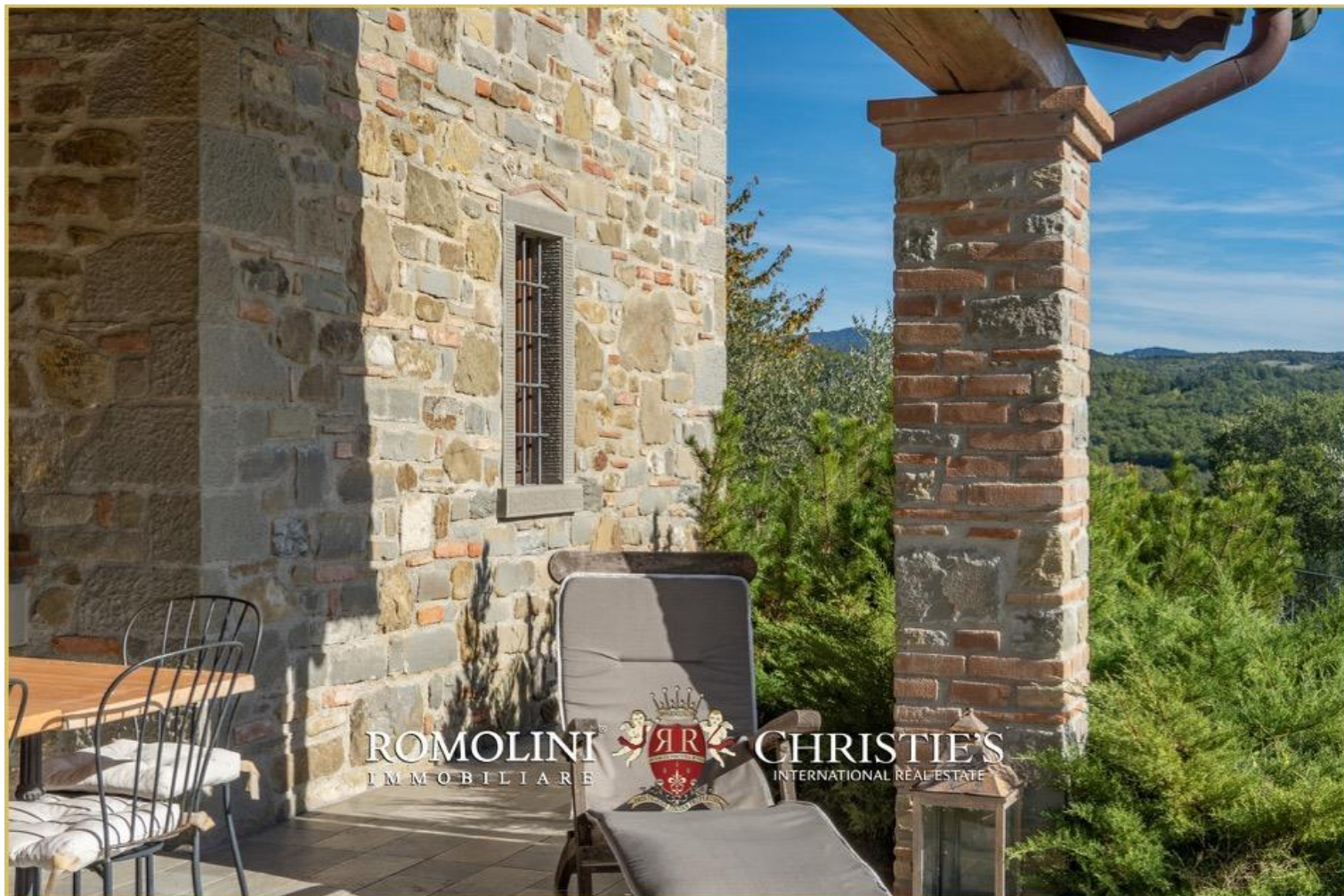




































































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