



Ref. 487 – CASE GEMELLE

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## RESTORED COUNTRY HOUSES WITH HOBBY VINEYARD FOR SALE IN CAPRESE MICHELANGELO

Caprese Michelangelo – Arezzo – Tuscany

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**Interiors**  
189 sqm

**Bedrooms**  
3

**Bathrooms**  
2

**Total land**  
1.3 ha

**Vineyards**  
700 sqm

**Bottles of wine**  
1,000 max

**Olive grove**  
50 trees

On a hillside location not far from the medieval village of Caprese Michelangelo, restored farmhouses with garden and small vineyard for sale. The property is in good condition, with 3 bedrooms in total, and was formerly used as a small accommodation business for short stays. The rustic buildings are surrounded by 13,300 sqm of parkland dotted with fruit trees, vines and olive trees.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 487 – CASE GEMELLE

**TYPE:** stone farmhouses

**CONDITIONS:** habitable

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 189 square meters (2,368 square feet)

**TOTAL ROOMS:** 9

**BEDROOMS:** 3

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** stone buildings, terracotta floors, ceilings with stone beams and terracotta tiles, private well, terrace, patio, wood stove, pergola with creepers, private garage, pond, small vineyard, fruit trees, olive trees, well-kept garden

**LAND:** 1.3 hectares (3.2 acres)

**VINEYARDS:** 700 square meters (0.2 acres)

**WINE PRODUCTION:** ~ 1,000 bottles / year

**OLIVE GROVE:** 50 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + natural spring

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + stove

## CLOSEST CITIES AND TOWNS

Closest services (750m; 2'), Caprese Michelangelo (2km; 5'), Anghiari (19km; 25'), Sansepolcro (27km; 30'), Arezzo (57km; 50'), Cortona (65km; 1h 20'), Perugia (93km; 1h 20'), Montepulciano (105km; 1h 45'), Assisi (108km; 1h 30'), Siena (115km; 2h 5'), Florence (124km; 1h 50'), Todi (130km, 1h 40'), Montalcino (135km, 2h 20'), Orvieto (160km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (93km; 1h 15'), Forlì L. Ridolfi (107km; 1h 35'), Firenze A. Vespucci (144km; 2h), Bologna G. Marconi (173km; 2h 10'), Ancona R. Sanzio (211km; 2h 25'), Pisa G. Galilei (234km; 2h 45'), Roma Ciampino (282km; 3h), Roma Fiumicino (300km; 3h 20')



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## CASE GEMELLE

On a hillside location not far from the medieval village of **Caprese Michelangelo**, restored **farm-houses** with garden and **small vineyard** for sale. The property is in good condition, with 3 bedrooms in total, and was formerly used as a **small accommodation business** for short stays. The rustic buildings are surrounded by **13,300 sqm of parkland** dotted with fruit trees, vines and olive trees.

The nearby hamlet houses a small but well-stocked store for daily needs, while the center of Caprese has all basic services (banks, post office, pharmacy, schools...). The **Tiber Valley** is roughly 20 minutes away by car (Anghiari, Sansepolcro, Città di Castello) but the whole of **Tuscany** can still be reached in less than an hour and a half by car.

## DESCRIPTION OF THE BUILDINGS

**Farmhouse A** (73 sqm – 785 sqft, 1 bedroom and 1 bathroom), set in a private and panoramic position, is accessed from the surrounding stone pavement where we find the characteristic pergola that the owners consider their real living room. On the ground floor the main door opens into a spacious living area with kitchenette and fireplace, as well as the staircase to the upper floor. The floor is completed by a pantry and laundry room with independent access from outside. On the second floor, on the other hand, is a large double bedroom with bathroom.

In a more hilly position, just a few steps from the main house, one finds **farmhouse B** (77 sqm – 828 sqft, 2 bedrooms and 1 bathroom), an independent stone building currently used for short vacation rentals. Arranged on two levels it is divided as follows. On the ground floor are the laundry room with external access, the master bedroom with exit to the outdoor terrace, a bathroom and the hallway with staircase leading to the raised ground floor. Here is a large living area with kitchenette and a double bedroom, both with windows overlooking the valley offering a unique view.

The property is completed by an **underground garage** (39 sqm – 420 sqft) located not far from the two houses.

## EXTERIORS

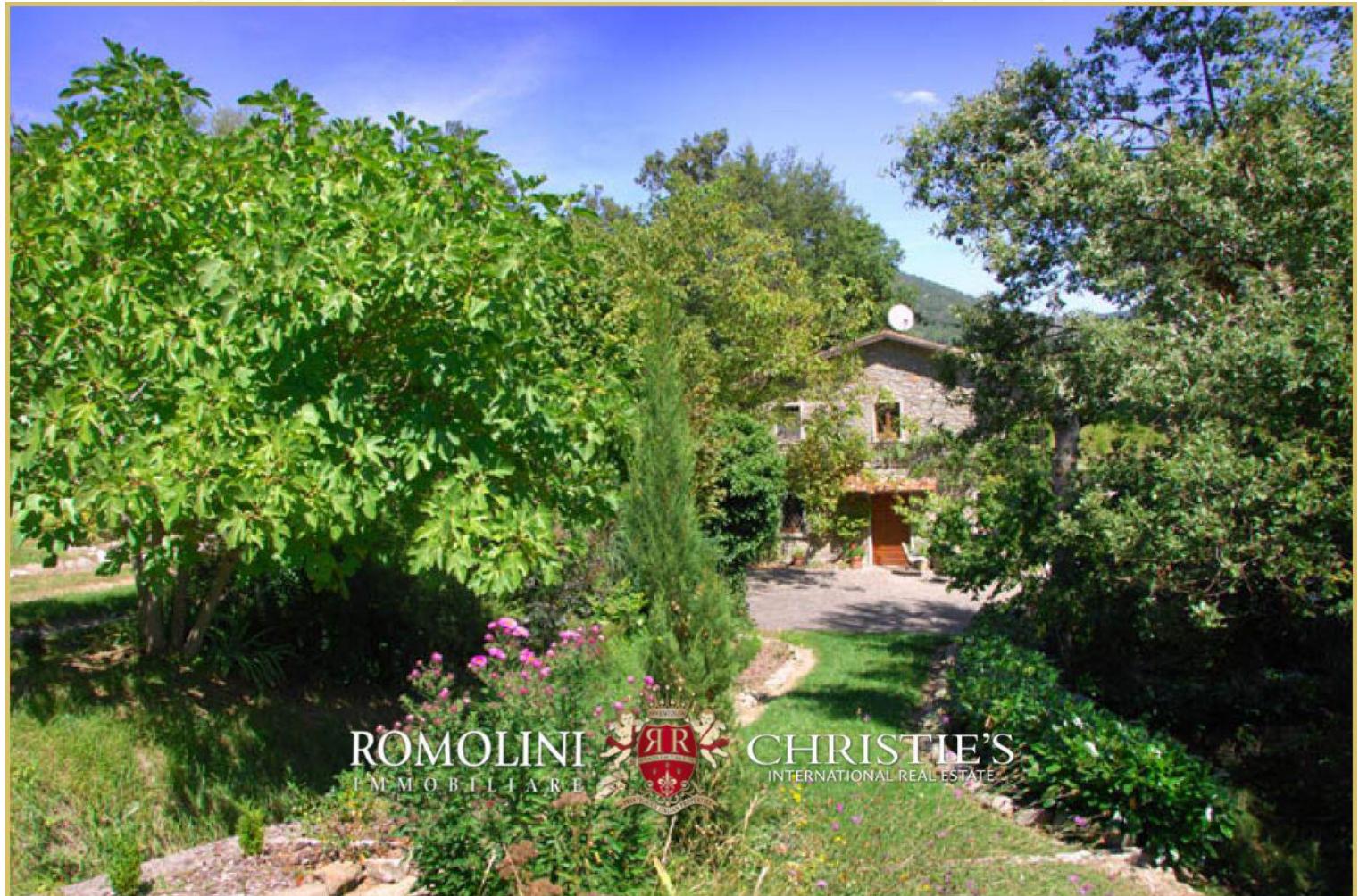
The **13,300-sqm park** surrounding the perfectly manicured farmhouses is decorated with fruit trees (including apple, pear, plum, walnut, cherry, peach, raspberry, strawberry, currant, and gooseberry trees) and **two small ponds** fed by a natural spring and inhabited by fish and ducks.

The land also contains **250 vines** (Sangiovese and Merlot, with a total production of about 1,000 bottles of wine a year) and about **50 olive trees**. The trees that enclose the park ensure great privacy and silence for the houses.

The owners, with the utmost care for the smallest details, have also arranged to have the telephone and electricity lines placed underground.









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