



Ref. code 241 - FARMHOUSE ANGIARI

EUR 330.000,00

## FARMHOUSE WITH ANNEXES AND LAND ANGIARI TUSCANY

Anghiari - Arezzo - Tuscany

[www.romolini.co.uk/en/241](http://www.romolini.co.uk/en/241)



Area: 370 mq

Land: 6 ha

Bedrooms: 4 up to 10.

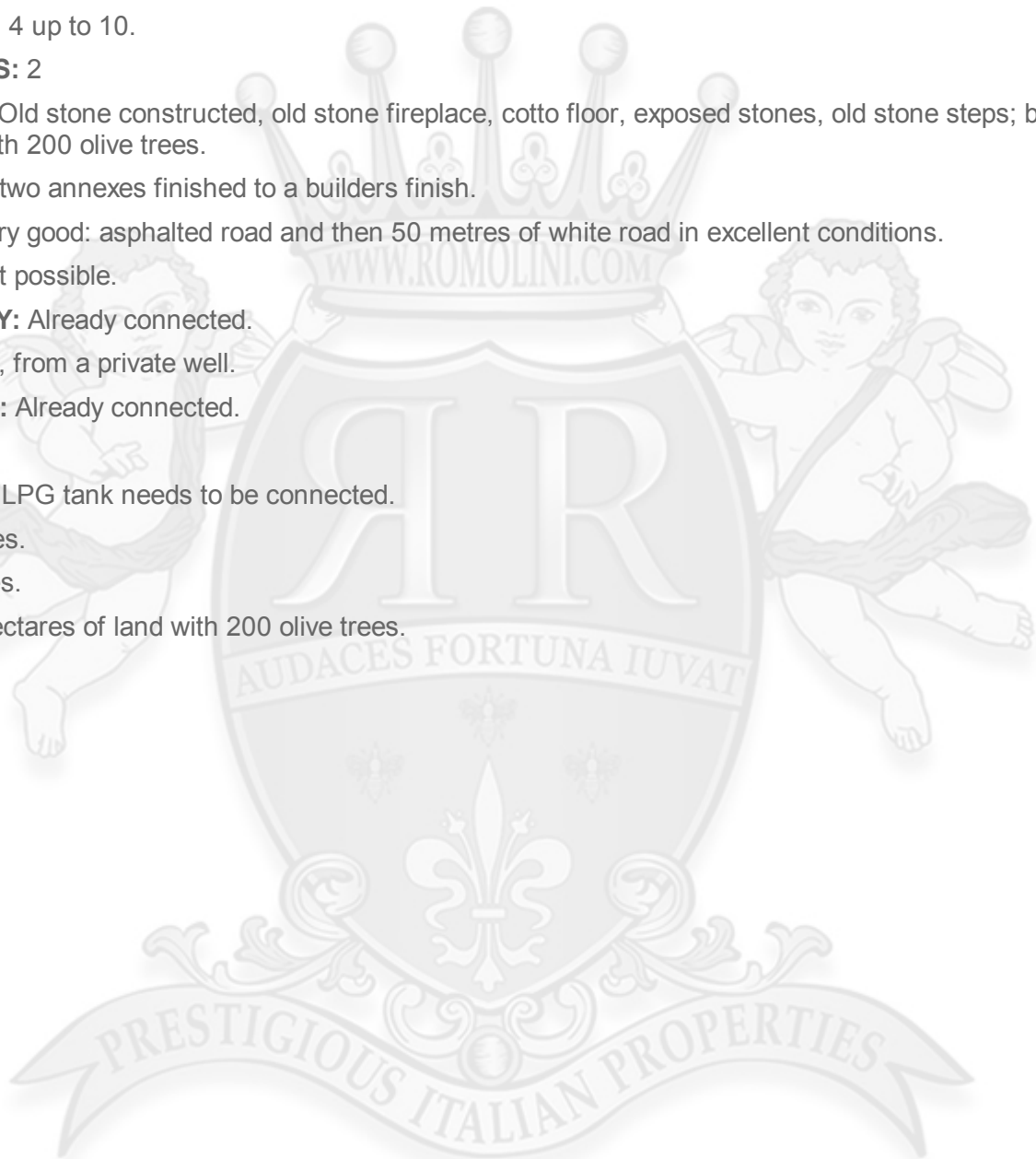
Bathrooms: 2

© Agenzia Romolini Immobiliare S.r.l.

Via Trieste n. 10/c, 52031 Anghiari (AR) Italy

Tel: +39 0575 788948 - Fax +39 0575 786928 - Mail: [info@romolini.com](mailto:info@romolini.com)

- **REF. CODE:** 241
- **TYPE:** Farmhouses with annexes.
- **CONDITION:** Habitable.
- **POSITION:** Hilly panoramic position.
- **MUNICIPALITY:** Anghiari
- **PROVINCE:** Arezzo
- **REGION:** Tuscany
- **SIZE:** 370 square metres (3982 square feet)
- **TOT. N° OF ROOMS:** 14
- **BEDROOMS:** 4 up to 10.
- **BATHROOMS:** 2
- **FEATURES:** Old stone constructed, old stone fireplace, cotto floor, exposed stones, old stone steps; beautiful olive grove with 200 olive trees.
- **ANNEX:** Yes two annexes finished to a builders finish.
- **ACCESS:** Very good: asphalted road and then 50 metres of white road in excellent conditions.
- **POOL:** No but possible.
- **ELECTRICITY:** Already connected.
- **WATER:** Yes, from a private well.
- **TELEPHONE:** Already connected.
- **ADSL:** yes
- **GAS:** No. An LPG tank needs to be connected.
- **HEATING:** Yes.
- **GARDEN:** Yes.
- **LAND:** 6,5 hectares of land with 200 olive trees.



## DESCRIPTION

Just a few minutes drive from the Lovely Medieval Village of Anghiari, totally surrounded by a still unspoiled countryside with green rolling hills, typical old stone farmhouse with annexes.

The property , which is set at the borders of a small rural hamlet, is composed of a semi detached farmhouse with two annexes and surrounding land with olive grove.

The farmhouse is set on two floors and comprised as follows: the entrance is underneath the loggia with an arch. Ground floor: on the left we find a large living-room with fireplace and a closet.

On the right, instead, a step leads to the sitting room ; we find then the dining-room with access to the kitchen and a bathroom. An iron staircase leads to the First Floor where there are: a large passage room, four bedrooms and a bathroom.

**FIRST ANNEX** ( the closer one) Old stone barn, structurally sound but still unfinished, is composed of two parts: the old " Tabaccaia" which, by adding a ceiling, could be easily converted into a lovely small apartment; a newer part, currently occupied by a whole large room and used as a storage, could become another unit too.

**SECOND ANNEX** It is set on two floors with one room on each floor which could be divided to create more rooms. Ideal to create a small dependant apartment. Both the main house and the annexes have new roof and re pointed facades.

This property is ideal as a large family home with space enough for family and guests; the two annexes then give the chance to start also a small holiday lettings business.

The vicinity of the Beautiful Anghiari then with shops and restaurants makes it really perfect.

The ideal geographical location, right in the centre of Italy , makes this place a good basis for daily trips. Florence, Assisi, Gubbio, Perugia, Cortona are all within one hour drive. Rome is only 2 hours and an half.

Classe Energetica: G  
Ipe: In corso di definizione



© Agenzia Romolini Immobiliare S.r.l.

Via Trieste n. 10/c, 52031 Anghiari (AR) Italy

Tel: +39 0575 788948 - Fax +39 0575 786928 - Mail: info@romolini.com



