

RUSTIC LAKE VIEW COUNTRY HOUSE FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany

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Interiors
160 sqm

Bedrooms
3

Bathrooms
1

Garden
900 sqm

Not far from **Caprese Michelangelo**, in a very convenient location, **stone farmhouse** with **lake view** and **fenced land** for sale. The property is easily accessible by paved road and currently houses three bedrooms and one bathroom. The house is in excellent structural condition but needs some modernization work on the systems, bathroom and fixtures.

The buildings are surrounded by about **900 sqm (0.2 acres)** of **completely fenced land**, on which there is a canopy, ideal for outdoor dining.

Services are all available in the nearby village of Caprese Michelangelo (2km), where you can find restaurants, cafés, a chemist's, a post office, two banks and some shops.

SUMMARY OF THE PROPERTY

REFERENCE #: 2528 – CASALE GIROLAMO

TYPE: country house with view

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 160 square meters (1,722 square feet)

TOTAL ROOMS: 6

BEDROOMS: 3

BATHROOMS: 1

ANNEXES: warehouse

MAIN FEATURES: stone walls, wood-beamed ceilings, stone fireplaces, double glazing, *boiserie*, loggia, wood-burning oven, canopy, fenced land, garden, panoramic view

EXTERIORS: 900 square meters (0.2 acres)

GARDEN: yes, fenced

SWIMMING POOL: no

ELECTRICITY: already connected

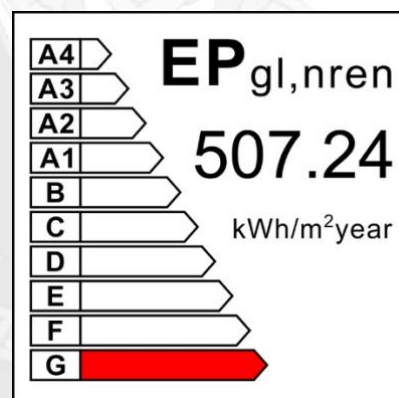
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fireplaces



CLOSEST CITIES AND TOWNS

Closest services (2km; 4'), Anghiari (17km; 23'), Sansepolcro (24km; 31'), Città di Castello (39km; 40min), Arezzo (38km; 49'), Cortona (63km; 1h 15'), Lago Trasimeno (73km; 1h 27'), Perugia (90km; 1h 20'), Montepulciano (96 km; 1h 36'), Pienza (103km; 1h 46'), Assisi (107km; 1h 31'), Spello (109km; 1h 28'), Siena (119km; 1h 50'), Firenze (113km; 1h 54'), Todi (130km; 1h 46'), Orvieto (152km; 2h 3'), San Gimignano (154km; 2h 17'), Roma (262km; 3h 20')

CLOSEST AIRPORTS

Perugia San Francesco (89km; 1h 16'), Forlì L. Ridolfi (98km; 1h 26'), Firenze A. Vespucci (130km; 1h 53'), Bologna G. Marconi (174km; 2h 7'), Ancona R. Sanzio (191km; 2h 21'), Pisa G. Galilei (191km; 2h 30'), Roma Ciampino (274km; 3h 9'), Roma Fiumicino (288km; 3h 12')