

Rolling Hills

CHARMING ESTATES



Ref: TCR-110

Toscana - Arezzo - Anghiari

PRICE: 1.850.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 970.00 Mq

Bedrooms: 11

Bathrooms: 13

Swimming-pool: 1

Land: 6 ha

For sale luxury hamlet of 970 sqm a few kilometres from Anghiari, with a total of 11 bedrooms, 13 bathrooms 6 ha of land and a panoramic swimming pool.

A few kilometres from Anghiari, one of the most beautiful historical villages in Tuscany, we find this beautiful stone hamlet of about 970 sqm with a panoramic swimming pool and stunning views over the surrounding countryside.

This luxury property has inside 8 lovely flats, for a total of 11 bedrooms and 13 bathrooms.

Within this property, tradition is perfectly combined with modernity and design that make this property unique.

This charming hamlet consists of a common area with a living room with fireplace, a professional kitchen, a bathroom and a sitting room.

The main flat is spread over two floors and consists of a well-equipped kitchen, living room, dining room, TV room, 3 bedrooms with private bathrooms.

The flats inside the hamlet are 7 and are composed as follows:

Apartment N°1 is located under the main house, has a private outdoor space and includes a bedroom and a bathroom with bathtub.

Apartment N°2 includes a kitchen, bedroom and a large bathroom with bath and outdoor space.

Apartment N°3 is situated on the ground floor and includes a living room, bedroom, bathroom with shower and terrace.

Apartment N°4, situated on the first floor, includes a bedroom, living room with kitchen, bathroom and a large terrace.

Apartment N°5 is situated on the ground floor and includes: kitchen with living room, a bedroom and a bathroom.

Apartment N°6, situated on the ground floor, includes kitchen with living room, two bedrooms and two bathrooms. Apartment N°7 has two terraces and is located in a small independent building.

It consists of a bedroom, living room with kitchenette, double sofa bed and table, bathroom with shower.

The property also has a unfinished building of about 230 square metres where it will be possible to build further suites or possibly a large independent apartment.

The land surrounding the hamlet is about 6 hectares, which guarantees extreme privacy.

One of the main characteristics of this property is the beautiful garden and the external portico, enriched by ornamental plants and a beautiful 14x4 swimming pool from which it is possible to enjoy a beautiful panorama.

STATE AND FINISHES

The property, completely renovated in 2007, is a perfect mix of Tuscan tradition and modern design, a unique hamlet full of personality and great charm.

SERVICES AND UTILITIES

The property is equipped with an LPG heating system and the water supply is guaranteed by an artesian well.

USES AND POTENTIALS

The perfect hamlet to start a receptive activity, where you can delight your guests with the beauty of the Tuscan landscape in a luxury location.

LOCATION

Rolling Hills Italy - Via Dell'Opio Nel Corso 62 - Montepulciano
The property is located only 4 km (3 min) from the historical centre of Anghiari, Castiglion Fiorentino
30 km (30 min), Cortona 39 km (40 min), Perugia 70 km (1 h).
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The nearest airport is Florence 115 km (1h 20min).



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