FARMHOUSE TO BE RESTORED FOR SALE IN SANSEPOLCRO

Sansepolcro - Arezzo - Tuscany

www.romolini.co.uk/en/943

Area: 315 mq | Land: 7 ha | Bedrooms: 4 | Bathrooms: 2

Ref. code 943 - RUSTICO SANSEPOLCRO

EUR 750,000,00

© 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
- **REF. CODE:** 943
- **TYPE:** Old stone farmhouse
- **CONDITION:** Habitable
- **POSITION:** Panoramic and hilly position
- **MUNICIPALITY:** Sansepolcro
- **PROVINCE:** Arezzo
- **REGION:** Tuscany
- **SIZE:** 315.40 square metres (3395.05 square feet)
- **TOT. N° OF ROOMS:** 11
- **BEDROOMS:** 4
- **BATHROOMS:** 2
- **FEATURES:** Old stone construction, loggia, arches, ceilings with wooden beams and terracotta tiles, old stone fireplace
- **ANNEX:** No
- **ACCESS:** White road
- **POOL:** No, but possible
- **ELECTRICITY:** Already in place
- **WATER:** Already in place
- **TELEPHONE:** Already connected.
- **ADSL:** no
- **GAS:** To be connected.
- **HEATING:** To be connected.
- **GARDEN:** To be landscaped
- **LAND:** 7.50 hectares with 5000 square metres of olive grove and vineyard, fruit orchard, agricultural land and woodland
Rustico Sansepolcro is an old stone farmhouse located approximately 7 minutes from the historical centre of Sansepolcro, in Tuscany, on a hilly position, surrounded by 7,5 hectares of land.

The position is private, but not isolated and within easy reach.

The property is composed of a farmhouse of 315,40 square metres on two levels, plus a central turret and composed as follows.

**Ground floor** (167,20 square metres): kitchen, living room, bathroom, wood burning oven and laundry room provided with abundant water coming from a natural spring.

**First floor** (127,20 square metres): entrance hall from the loggia, kitchen with old stone fireplace, kitchen, four bedrooms, bathroom.

From the kitchen we reach the upper floor, where there is a turret of 21 square metres enjoying a 360 degree view.

In front of the property there is a farmhouse, now demolished, whose cubic capacity could be used to build an annex or develop the existing construction.

The property is completed by 7,5 hectares of land including 5000 square metres of olive grove and vineyard, fruit orchard, agricultural land and woodland.