



















THE ESTATE AT A GLANCE



24 GUESTS



3 DOUBLE BEDROOMS*
9 DOUBLE OR TWIN



2 SOFA BEDS
1 COTS, 1 HIGH CHAIRS



10 ENSUITE BATHROOMS
+ 2 HALF BATHROOM



AC



SWIMMING POOL



HOT TUB



WI-FI

Explore this remarkable castle situated in the Val Tiberina, a captivating historical enclave nestled on the confluence of Tuscany, Umbria, and Marche. Merely an hour's drive from Arezzo and two hours from Florence, this venerable castle invites guests to immerse themselves in a harmonious blend of ancient eras and contemporary luxury

*Not counting 2 additional double bedrooms with no ensuite bathroom



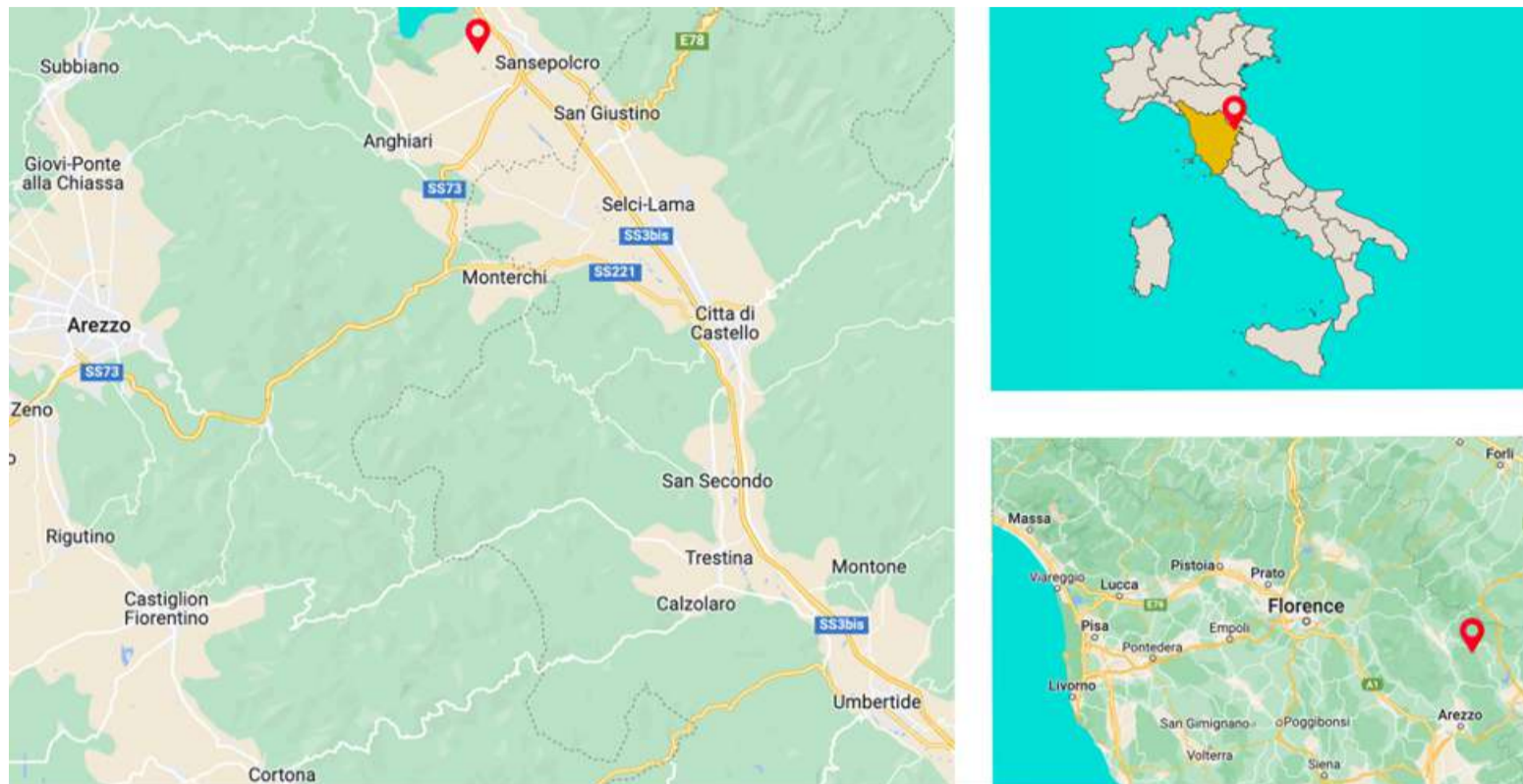






THE PROPERTY

A remarkable historical castle at the confluence of Tuscany, Umbria, and Marche



AMENITIES

- ▶ Private holy church with seats for 20 people
- ▶ Well-equipped kitchen
- ▶ Wine-tasting area with large electric wine cellar
- ▶ Living rooms with sofas, ping pong table, media area and 80" Smart TV
- ▶ Indoor dining area for 14 guests
- ▶ Outdoor dining area for 24 guests
- ▶ Private holy church Professional gas BBQ
- ▶ Pool area and Alfresco area

HOME DESIGN

Centuries-old stones and original wooden beams have been thoughtfully integrated with wrought metal frames and fixtures, various marble types, colours, and modern fabrics.

INTERIORS

The castle, with its three structures (Castle, Church, House), combines authentic restoration with modern features. It includes a family chapel, a spacious living room with a well-equipped kitchen, laundry facilities, and a wine-tasting room. The Castle offers a large living area with a professional kitchen and an outdoor dining terrace, while the House area features a comfy media room with a sofa and TV.

EXTERIORS

The castle on a hill provides breathtaking valley and lake views. It boasts multiple terraces with seating and sun loungers, a pool area, an outdoor dining terrace, and alfresco dining in the courtyard. The main terrace features a 24-person dining table, and the pool and Jacuzzi offer stunning vistas.























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TIGNANELLO
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SURROUNDINGS

Experiences in and around the villa



- **Begin your Italian adventure in your villa**, complete with a patio for relaxing, reading, listening to music, or sipping on an aperitif while watching the sunset.
- **Your concierge** is available to guide you on experiences to the charming nearby villages and bustling cities in the region, uncovering hidden gems and immersing yourself in the local culture. Italy is a place where history and diverse cultures come together, offering not only delicious food, shopping, and natural beauty, but also a wealth of museums, architecture, and Art to discover.
- The **location** of this property makes it a particular fit for guests who love privacy, renting a car is recommended.
- The property is in the peculiar area of **Val Tiberina**, within Tuscany and still on the border between three different Italian regions. This location is rich in natural areas ideal for walking, trekking and discovering nature with your family and friends.
- **Sansepolcro** (14 Km) is known for its medieval architecture and local flavours. Its Museo Civico conserve “The Resurrection” by Piero della Francesca
- **Caprese Michelangelo** (18 Km) is a picturesque village and the birthplace of the Renaissance artist Michelangelo. It is situated in a natural and serene area
- **Anghiari** (23 Km) is an authentic medieval village with narrow, winding streets and a charming old town centre. It was the site of the famous Battle of Anghiari and is depicted in a mural by Leonardo da Vinci that is now lost but is known through his mysterious preparatory sketches
- **Mount Penna** (36 Km) is a popular destination for hikers and trekkers. Several trails lead to the summit, providing opportunities to explore the surrounding wilderness.
- **Arezzo** (51 Km) It has a rich history since the Etruscan age, beautiful Roman architecture, and cultural significance and is known for its contributions to art and literature.
- **Sasso Simone and Simoncello Park** (55 Km) presents an array of outdoor pursuits, including hiking, cycling, horseback riding,





BAR PASTICCERIA
Specialità
MANDORLATO

THE EXPERIENCE

The best of the Area

Discover Italy's diverse landscape, rich culture, and vibrant street life in one of its most historically and culturally rich regions. From rugged mountains to stunning coastlines, this must-visit destination offers delicious cuisine and a rich history.

Check out our recommendations for iconic locations, hot spots, restaurants, and activities that are worth your attention.

CULTURAL EXPERIENCE

The territory invites exploration and is rich in culture, architecture and archaeology. We recommend visiting:

- Cortona (65 Km)
- San Marino (79 Km)
- Perugia (82 Km)
- Urbino (88 Km)
- Assisi (100 Km)

NATURAL EXPERIENCE

Possible activities include hiking, cycling, sailing

- Piobbico (70 Km)
- The Natural Arch of Fondarca (77 Km)
- Natural Reserve of Cucco Mountain (126 km)

FOOD EXPERIENCE

Tuscany food and wine scene showcases a fusion of ancient culinary traditions and modern innovations, featuring fresh meat, locally produced cheeses, pasta dishes and aromatic and full-bodied wines.

The most awarded restaurants in the area are:

- **Fiorentino in San Sepolcro** (50+ years) offers traditional Tuscan dishes in a historic atmosphere.
- **Alighiero** in Anghiari showcases rural cuisine with authentic Tuscan and Umbrian dishes.
- **Locanda del Castello di Sorci** allows you to dine in a medieval building and enjoy handmade pasta and pizza.
- The nearest recommended restaurant is **l'Osteria in Aboca** (5km), combining modern ambiance with an old tavern feel.
- Explore local shops, butcheries, and visit Citta di Castello's Le Fonti Centro Commerciale for the best supermarket in the area.



