ORGANIC 211-HA ESTATE WITH AGRITURISMO FOR SALE IN CASENTINO, TUSCANY

Bibbiena – Arezzo – Tuscany



Interiors	Bedrooms	Bathrooms	Swimming pool
5,085 m²	20+	23+	15 × 8 m

Total land	Olive grove
211.1 ha	2,350 trees

On the hills of Casentino, at about 500 meters altitude and a very quiet and reserved position, 211-hectare estate with Agriturismo and livestock for sale. The activity is very successful in the tourist accommodation circuit (by 2025 there were 25 weeks occupied annually) with a clientele largely made up of European and American guests. The structure is also used for weddings and could be expanded to corporate meetings. There is still significant development potential with the renovation and reactivation of the horse stables and a ruin located in a panoramic position.

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SUMMARY OF THE PROPERTY

REFERENCE #: 1171 – AGRITURISMO LA VERNA
TYPE: organic estate
CONDITIONS: restored (2011-2012)
LOCATION: hilly, panoramic
ACCESS: unpaved road (700 m)

INTERIORS: 5,085 square meters (54,715 square feet)
TOTAL ROOMS: 40
BEDROOMS: 20+
BATHROOMS: 23+
ANNEXES: stables, ruined farmhouse

MAIN FEATURES: stone and brick walls, exposed wooden beams, parquet and terracotta flooring, wellness center, garden, swimming pool, ruined farmhouse to be restored, cattle stables, children playground

EXTERIOR: 211.1 hectares (521.6 acres)
OLIVE GROVE: 2,350 trees
GARDEN: yes, well maintained
SWIMMING POOL: 15 × 8 m

ELECTRICITY: already connected + photovoltaic system (65 kW)
WATER SUPPLY: mains water + private springs
TELEPHONE: already connected
ADSL: yes
GAS: LPG
HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Bibbiena (7 km; 10'), Poppi (15 km; 20'), Chiusi della Verna (20 km; 30'), Subbiano (25 km; 30'), Capolona (30 km; 35'), Stia (30 km; 40'), Pratovecchio (32 km; 40'), Arezzo (40 km; 45'), Anghiari (50 km; 1h), Sansepolcro (60 km; 1h 10'), Bagno di Romagna (60 km; 1h 15'), Città di Castello (70 km; 1h 20'), Cortona (75 km; 1h 20'), Florence (85 km; 1h 35'), San Giovanni Valdarno (85 km; 1h 25'), Faenza (95 km; 1h 40'), Siena (120 km; 1h 55'), Perugia (125 km; 2h), Ravenna (125 km; 2h), Bologna (145 km; 2h 5'), Lucca (155 km; 2h 20'), Pisa (165 km; 2h 25'), Rome (255 km; 3h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (90 km; 1h 40'), Perugia San Francesco (125 km; 2h), Bologna G. Marconi (145 km; 2h 5'), Pisa G. Galilei (165 km; 2h 25'), Rimini F. Fellini (175 km; 2h 20'), Roma Ciampino (255 km; 3h 10'), Roma Fiumicino (280 km; 3h 25')

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AGRITURISMO LA VERNA

On the hills of **Casentino**, at about 500 meters altitude and a very quiet and reserved position, **211-hectare estate** with **Agriturismo** and **livestock** for sale. The activity is very successful in the **tourist accommodation circuit** (by 2025 there were 25 weeks occupied annually) with a clientele largely made up of European and American guests. The structure is also used for **weddings** and could be expanded to **corporate meetings**. There is still **significant development potential** with the renovation and reactivation of the horse stables and a ruin located in a panoramic position.



The company's location is very private and therefore suitable for those looking for peace and tranquility away from city life. All services are available by descending to the valley in the town of **Bibbiena** (7 km; 10 minutes) where there are schools of all levels, supermarkets for daily needs, and even the hospital. It is then very easy to reach both **Arezzo** and **Florence**.

DESCRIPTION OF THE BUILDINGS

The **Agriturismo** (1,500 m² – 16,140 ft², 20 bedrooms and 23 bathrooms) is a large stone building with a typical Tuscan style, spread over three above-ground floors. The common areas include the reception, a restaurant with a professional kitchen, relaxation rooms for guests, and a wellness center (hot tub, Turkish bath, sauna, and fitness area). The accommodation part includes eleven bedrooms with private bathrooms and six independent apartments:

- ***Apt. N°1***: living room with kitchen, bedroom, and bathroom;
- ***Apt. N°2***: living room with kitchen, reading room, two bedrooms, and three bathrooms;
- ***Apt. N°3***: living room with kitchenette, two bedrooms, and two bathrooms;
- ***Apt. N°4***: living room with kitchenette, two bedrooms, and one bathroom;
- ***Apt. N°5***: living room, bedroom, and bathroom;
- ***Apt. N°6***: studio with bathroom.

The farmhouse is surrounded by **8,500 m² of well-kept garden** organized into two main sections. At the top, there is a real garden with shady tall trees, a canopy serving as an outdoor extension for the restaurant, and a convenient parking area for guests. The lower terrace features a **15 × 8 m swimming pool** and an **outdoor playground** for children.

The property also includes various **agricultural buildings** (about 2,700 m² – 29,052 ft²) which house a large cattle barn and a horse stable (currently not in use) and a **ruined farmhouse** (885 m² – 9,523 ft²). The livestock includes 10 lactating cows and 3 donkeys, very interesting from an

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educational point of view for guided tours with guests.

Water supply is ensured by the **municipal aqueduct**, but the property also has **two internal springs** and the possibility to draw water from a nearby stream. For electricity, there is a **65-kW photovoltaic system** that covers most of the property's energy needs, in addition to supplying current to the grid for profit. The possibility of exploiting the roofs of the farm buildings for the installation of additional panels is currently under consideration.

EXTERIOR

The estate extends in two distinct but very close blocks for a total of **211.1 hectares (521.6 acres)**, all on a hilly position with good exposure to the sun. About 8.5 hectares are occupied by an **olive grove** (a total of 2,350 plants of Frantoio and Leccino varieties), partially in production. The newly planted trees (about 1,600) will come into production at the end of 2028. The cultivation is carried out using **certified organic methods**, and the olive groves are equipped with drip irrigation systems.

The arable land/pasture occupies a significant part of the estate (about 34.5 hectares) and is perfect for animals or for planting crops typical of the area. The woods (about 167 hectares) are currently to be cut, with 22/23-year plans, and a recent application has been made for **certification for capturing carbon dioxide** (CO_2).

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