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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1452 – **BORGO DI CHIO**

RESTORED RURAL HAMLET FOR SALE IN CASTIGLION FIORENTINO, TUSCANY

Castiglion Fiorentino – Arezzo – Tuscany

www.romolini.co.uk/en/1452



Interiors
1,588 sqm

Bedrooms
14 (up to 19)

Bathrooms
16 (up to 21)

Land
5.2 ha

Swimming pool
8 x 4 m

Olive grove
450 trees

This stunning rural hamlet is located on top of a hill, in a very panoramic position not far from Cortona and Castiglion Fiorentino. The buildings (1,588 sqm), that also include a consecrated church with rectory, offer a total of 14 bedrooms (up to 19) and could be used for a charming boutique hotel. All around, the property covers roughly 5.2 hectares of land that include an 8 x 4 m pool and an olive grove (450 trees).

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SUMMARY OF THE PROPERTY

REFERENCE #: 1452 – BORGO DI CHIO

TYPE: rural hamlet with church

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,588 square meters (17,087 square feet)

BEDROOMS: 14 (up to 19)

BATHROOMS: 16 (up to 21)

ANNEXES: rectory, rural outbuildings

MAIN FEATURES: consecrated church, stone walls, wooden beams, panoramic view, stone fireplaces, terracotta floors, alarm system, irrigation system, panoramic terrace, brick arches, rectory, swimming pool, olive grove, graveled parking area

LAND: 5.2 hectares (12.8 acres)

OLIVE GROVE: 1.6 hectares (3.9 acres) – 450 trees

GARDEN: yes, well-maintained around the buildings

SWIMMING POOL: 8 x 4 m

ELECTRICITY: already connected

WATER SUPPLY: private well (140 m) + natural springs

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Castiglion Fiorentino (9km; 15'), Cortona (12km; 20'), Arezzo (27km; 40'), Anghiari (44km; 35'), Montepulciano (47km; 55'), Pienza (54km; 1h 5'), Montalcino (74km; 1h 21'), Siena (80km; 1h 15'), Florence (103km; 1h 30'), San Gimignano (125km; 1h 45'), Viareggio (205km; 2h 20')

CLOSEST AIRPORTS

Perugia San Francesco (79km; 1h 10'), Firenze Vespucci (121km; 1h 30'), Pisa Galilei (182km; 2h 10'), Bologna Marconi (202km; 2h 20'), Roma Ciampino (225km; 2h 25'), Roma Fiumicino (240km; 2h 30')



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BORGO DI CHIO

This stunning **rural hamlet** is located on top of a hill, in a very panoramic position not far from **Cortona** and **Castiglion Fiorentino**. The buildings (1,588 sqm), that also include a **consecrated church** with rectory, offer a total of 14 bedrooms (up to 19) and could be used for a charming **boutique hotel**. All around, the property covers roughly 5.2 hectares of land that include an **8 x 4 m** pool and an **olive grove** (450 trees).

The property is reached via a well-maintained unpaved road and basic services are just 3 km from the estate. The town of Castiglion Fiorentino, where all the services can be found, is roughly 9 km from the property.

DESCRIPTION OF THE BUILDINGS

The **main country house** (848 sqm – 9,124 sqft, 10 bedrooms and 12 bathrooms) has been recently restored to preserve its rustic features intact and that countryside look that is not easy to find in more modern buildings. The house is laid over three floors:

- **Ground floor:** kitchens, tavern local, bar local, dining room, two sitting rooms, three bathrooms, bedroom;
- **First floor:** dining room with fireplace, two living rooms, five bedrooms, five bathrooms and wardrobe;
- **Second floor:** dining room, living room, four bedrooms, four bathrooms and wardrobe.

The **rectory** (426 sqm – 4,584 sqft, 4 bedrooms and 4 bathrooms) is distributed into three floors and it is fitted with an air conditioning system working both for winter and summer.

- **Ground floor:** five rooms in builder's finish that could be converted into further bedrooms and storage rooms;
- **First floor:** entrance hall, dining room with fireplace, closet, three bedrooms and three bathrooms;
- **Second floor:** bedroom, bathroom and two crawlspaces.

The **church** (55 sqm – 592 sqft), annexed to the rectory and still consecrated, has a small sacristy inside (10 sqm – 108 sqft).

The property also includes **three rural outbuildings** (249 sqm – 2,679 sqft), all in typical Tuscan style with stone walls and wooden beams, currently used as storages, warehouses and firewood shelters.

EXTERIORS

The estate is provided with a convenient graveled apron currently used as a parking area, an **8 x 4 m swimming pool** (constant depth of 170 cm – 5.6 ft) and an outdoor panoramic terrace with a wonderful sight on the Valdichiana. Next to the pool is a small shed (regularly registered but in need of renovation) that could be used as a dressing room for the swimming pool or to create a cozy sauna. The garden all around the pool is equipped with an irrigation system.

The complex is surrounded by approximately **5.2 hectares (12.8 acres)** of land that also include an **olive grove** (1.6 hectares for a total of 450 trees) used to produce oil for private use.

The estate is supplied by a 140 m well in conjunction with a clear water spring and two cisterns holding up to 3,000 liters of water (792 gallons).



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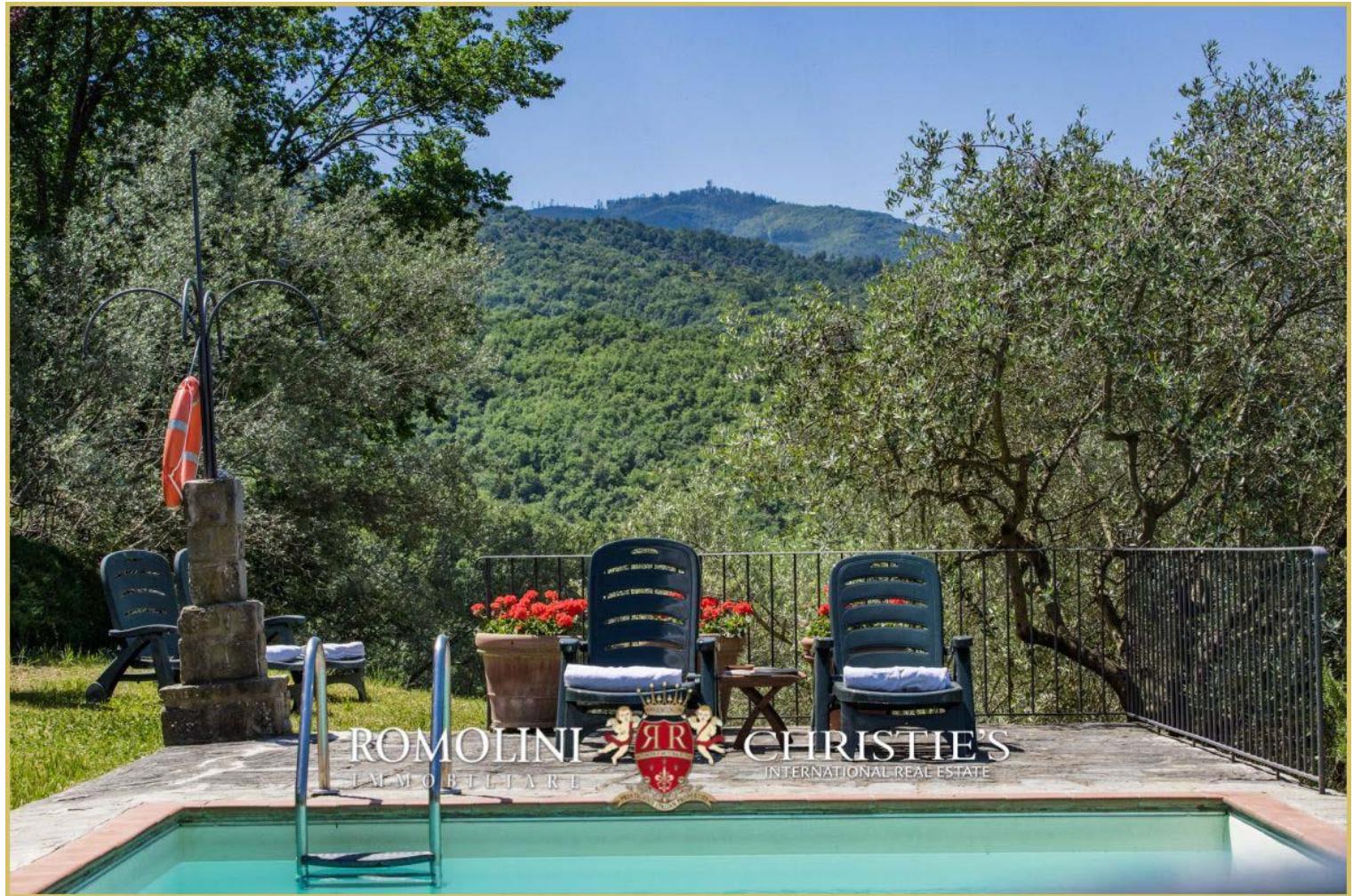
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