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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1542 – **CASALE ARETINO**

www.romolini.co.uk/en/1542

RESTORED LUXURY COUNTRY HOUSE FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
610 sqm

Bedrooms
5

Bathrooms
6

Total land
1.0 ha

Swimming pool
11 x 5 m

In the province of Arezzo, really close to a small town providing all the services, this wonderful farmhouse with its 610 sqm of surface and 5 bedrooms is perfect for whoever is looking for a private residence or a starting point for an accommodation business with good privacy. Further enriching the property are an 11 x 5 m swimming pool, a well-maintained garden and a small olive grove.



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SUMMARY OF THE PROPERTY

REFERENCE #: 1542 – CASALE ARETINO

TYPE: 18th-century farmhouse

CONDITIONS: restored, luxury finishes

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 610 square meters (6,564 square feet)

TOTAL ROOMS: 16

BEDROOMS: 5

BATHROOMS: 6

ANNEXES: guesthouse, garage

MAIN FEATURES: pool, privacy, garden, gym, outdoor kitchen, gazebo, travertine, *pietra serena*, stone walls, masonry walls, whirlwind pool, guesthouse, wooden beams, ancient terracotta floors, parquet floors, fireplace, garage, olive grove

EXTERIORS: 1.0 hectares (2.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 11 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: private wells (2) + cistern (20,000 lt)

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fireplaces

CLOSEST CITIES AND TOWNS

Town with services (1km; 5'), Arezzo (5km; 15'), Castiglion Fiorentino (18km; 25'), Cortona (30km; 40'), Anghiari (31km; 30'), Montepulciano (52km; 50'), Pienza (58km; 1h), Siena (72km; 1h 10'), Montalcino (73km; 1h 20'), Florence (78km; 1h 15'), San Gimignano (121km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (90km; 1h 10'), Firenze A. Vespucci (96km; 1h 5'), Pisa G. Galilei (158km; 1h 50'), Bologna G. Marconi (179km; 2h), Roma Ciampino (230km; 2h 25'), Roma Fiumicino (245km; 2h 25')

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In the province of **Arezzo**, really close to a small town providing all the services, this wonderful farmhouse with its 610 sqm of surface and 5 bedrooms is perfect for whoever is looking for a private residence or a starting point for an accommodation business with good privacy. Further enriching the property are an **11 x 5 m swimming pool**, a well-maintained garden and a small olive grove.

Easily accessed and set in a not-too-isolated location, the farmhouse grants a quick access to the nearby village (1km; 5') and all the most renowned towns of **Tuscany** (Arezzo, Cortona, Montepulciano, Pienza, Siena, Florence...).

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (450 sqm – 4,842 sqft) is laid out onto two floors: on the **ground floor** we find a habitable kitchen, a laundry room, a dining room, a small bathroom, a sitting room, a studio and a cellar to stock wine and oil. Mounting to the **first floor** we find the night-zone made up of three double bedrooms (each with an en-suite bathroom, one with a whirlwind tub) and enriched by a panoramic terrace.

The **guesthouse** (160 sqm – 1,722 sqft) is also split between two floors: on the **ground floor** we find a kitchen, a living room, a small cellar and a bathroom (which could be turned into a laundry room). Up on the **first floor** there is the night zone with two double bedrooms and a bathroom.

A **garage** (48 sqm – 516 sqft) offers a useful shelter for up to 4 cars.

STATE AND FINISHES

The property has been finely restored and all the relevant traits of Tuscan countryside buildings have been attentively preserved: external stone and masonry walls of the main farmhouse have been fully restored and are now in excellent conditions and the masonry wall of the guesthouse are in good conditions too.

Even on the inside we managed to preserve the rustic appearance of the building, without using modern materials and preserving the beautiful wooden beams. Floors are all tiled with high quality materials ranging from ancient terracotta, cleaned and repositioned, to a more modern terracotta and parquet of some rooms. Walls mainly plastered and painted with not-too-showy colors, but some stone sections are still visible, as well as brick-built arches linking the rooms in the day-zone.

EXTERIORS

Buildings are surrounded by one hectare of land, split between garden and olive grove. The property is fenced with stone walls and metal fences decorated by laurel trees, strawberry trees and sage bushes. The small olive grove grants a reasonable production of olives which can be used to obtain a small quantity of oil for private use.

On the garden we can also find a beautiful **11 x 5 m swimming pool**, entirely covered in travertine and **pietra serena** and equipped with a gazebo and a dressing room with shower.

Still on the garden there is a nice gazebo equipped with kitchen, wood oven and BBQ which makes it particularly viable for *al fresco* dining in company.

A small wooden shed (30 sqm – 323 sqft) grants shelter for the tools used to take care of the garden and the olive grove.



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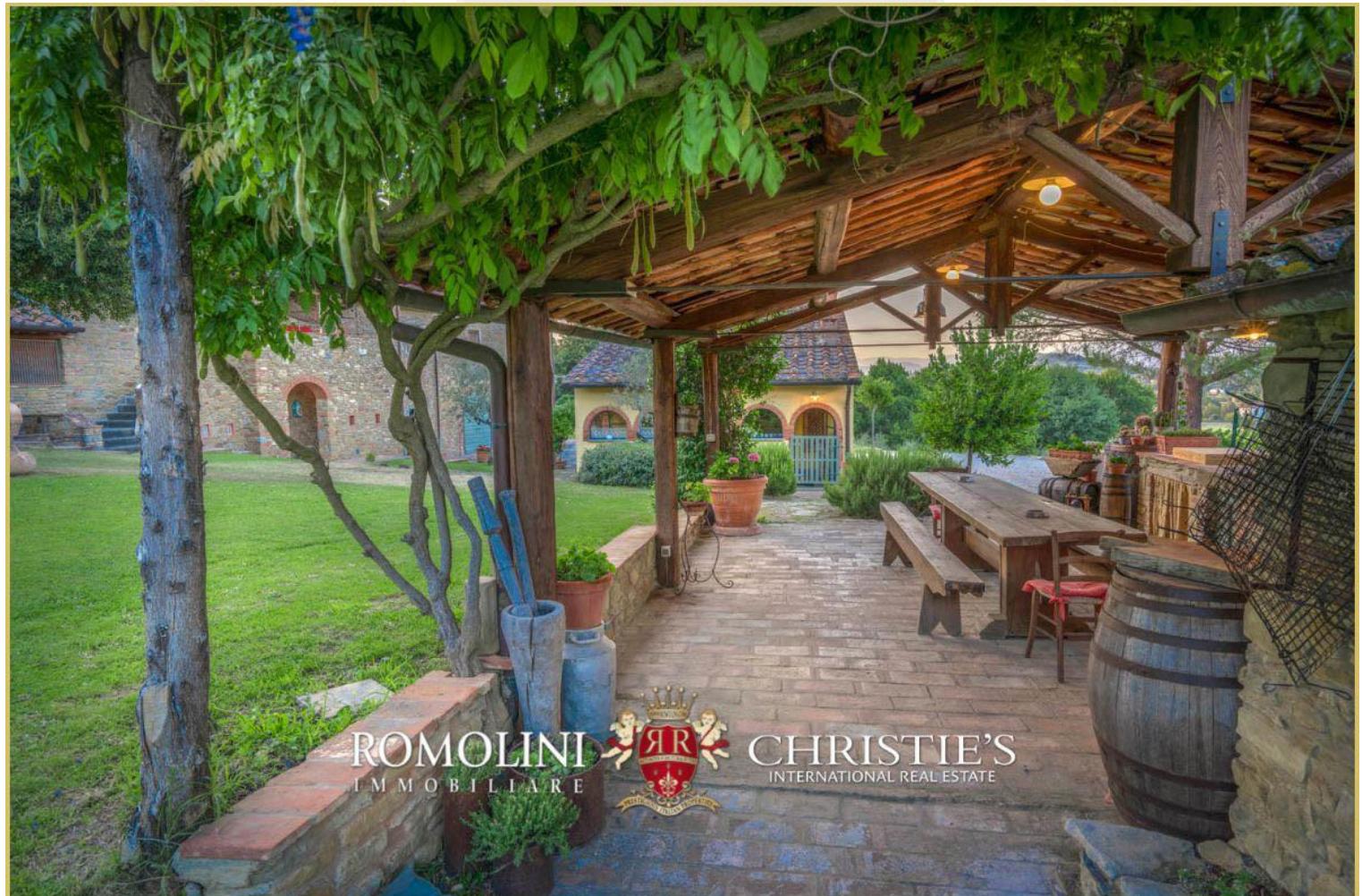
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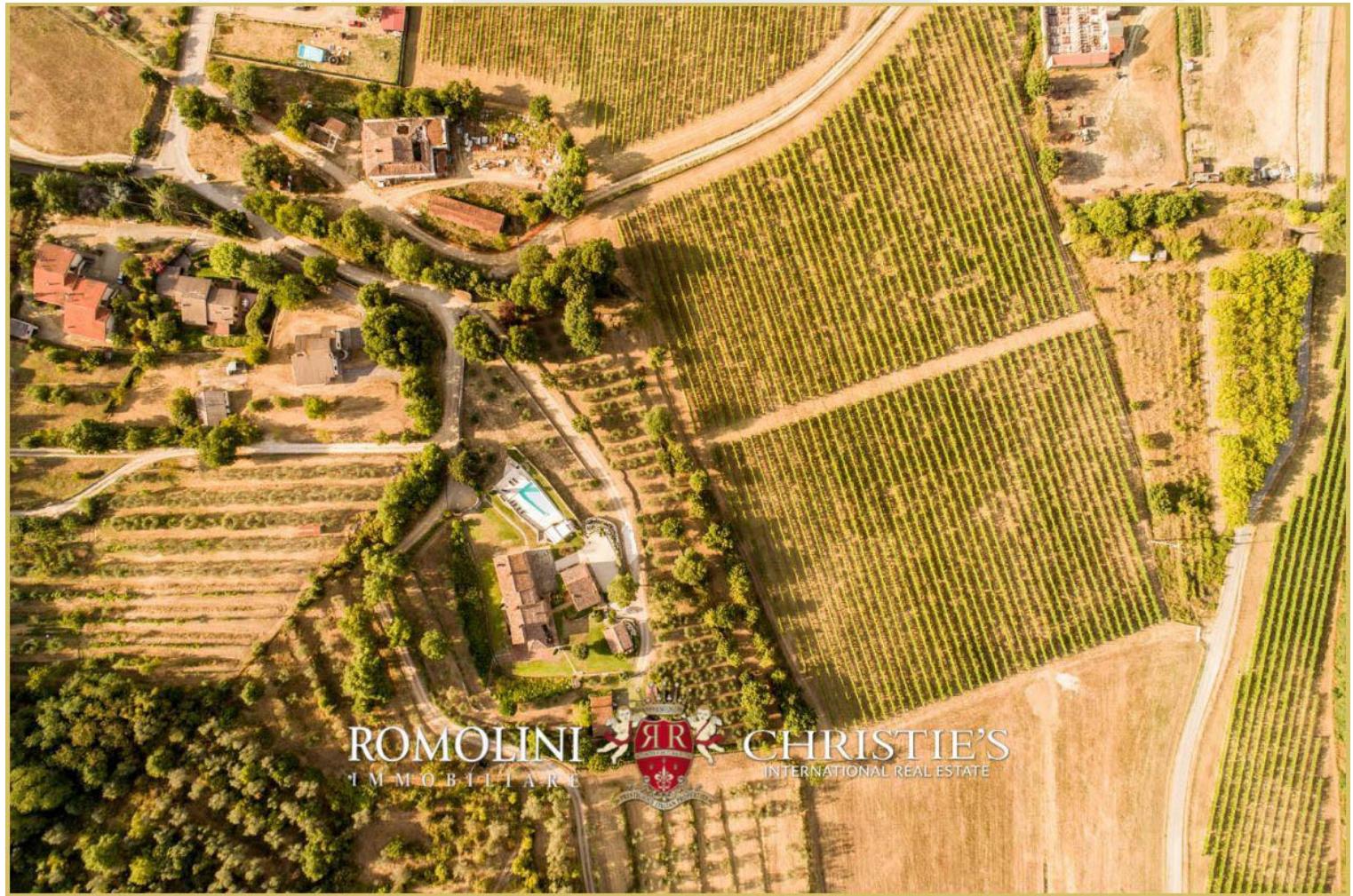
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