

Ref. 1703 – **CASALE VALLE DEL SAVIO**

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## **RENOVATED COUNTRY HOUSE WITH 48 HA OF LAND FOR SALE IN EMILIA-ROMAGNA**

**Cesena – Forlì-Cesena – Emilia-Romagna**



<b>Interiors</b> 355 sqm	<b>Bedrooms</b> 3	<b>Bathrooms</b> 3
<b>Total land</b> 48.0 ha	<b>Vineyards</b> 4,500 sqm	<b>Olive grove</b> 1.7 ha

On the Romagna Apennines, in a panoramic and quiet position in the province of Cesena, 48-ha estate with rustic farmhouse for sale. The building (355 sqm) is in excellent condition and currently houses 3 bedrooms. On the other hand, the farmland includes a small vineyard, an olive grove and large portions of arable land that open to further agricultural development for the property.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1703 – CASALE VALLE DEL SAVIO

**TYPE:** rustic farmhouse

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (200 m)

**INTERIORS:** 355 square meters (3,820 square feet)

**TOTAL ROOMS:** 8

**BEDROOMS:** 3

**BATHROOMS:** 3

**ANNEXES:** no

**MAIN FEATURES:** terracotta floors, wooden beams, fireplaces, porch, whirlwind pool, garden, private pond, small vineyards, organic olive grove, land suitable for horses, furniture included in the selling price

**EXTERIOR:** 48.0 hectares (118.6 acres)

**OLIVE GROVE:** 1.7 hectares (4.2 acres)

**VINEYARDS:** 4,500 square meters (1.1 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 312.55 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

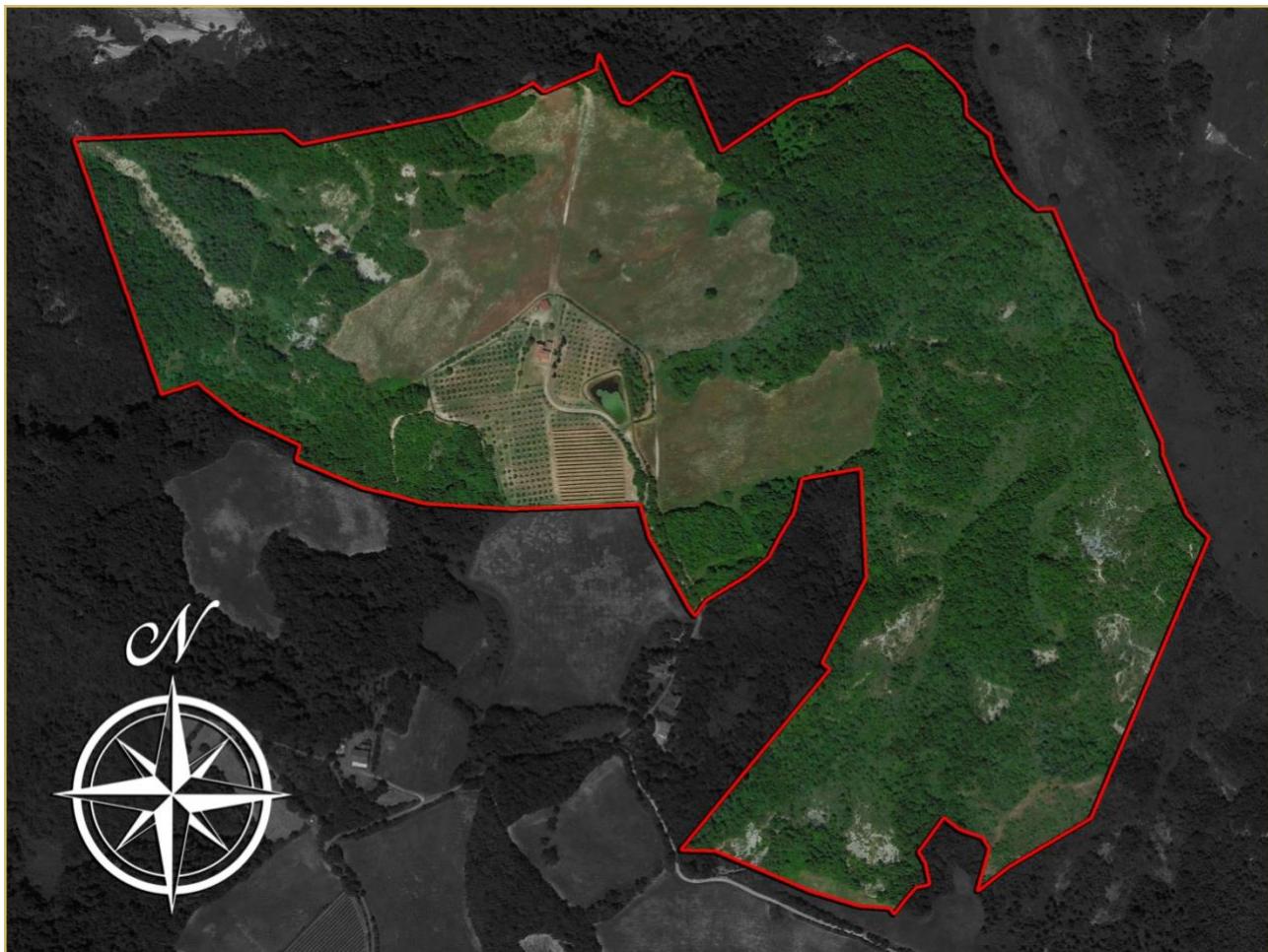
Town with services (5km; 10'), Cesena (29km; 40'), Bagno di Romagna (32km; 35'), Ravenna (60km; 1h), Sansepolcro (69km; 1h), Faenza (70km; 1h), Rimini (71km; 1h), Bologna (120km; 1h 45'), Urbino (127km; 1h 45'), Ancona (170km; 2h)

## CLOSEST AIRPORTS

Rimini F. Fellini (73km; 1h), Bologna G. Marconi (119km; 1h 30'), Ancona R. Sanzio (156km; 1h 45'), Firenze A. Vespucci (214km; 2h 30'), Roma Ciampino (316km; 3h 45'), Roma Fiumicino (329km; 3h 50')

## CASALE VALLE DEL SAVIO

On the **Romagna Apennines**, in a panoramic and quiet position in the province of **Cesena**, 48-ha estate with rustic **farmhouse** for sale. The building (355 sqm) is in excellent condition and currently houses 3 bedrooms. On the other hand, the farmland includes a **small vineyard**, an **olive grove** and large portions of arable land that open to further agricultural development for the property.



Easily accessible and with excellent privacy, the farmhouse is set on high ground with stunning views of the **Savio Valley** and allows for easy movement in the lands between the Apennines and the **Adriatic Riviera** (about an hour's drive).

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (355 sqm, 3 bedrooms and 3 bathrooms) is on two floors:

- **Ground floor:** dining room with porch (38 sqm), fully renovated kitchen with outdoor wood-fired oven, bathroom with washer and dryer, old large barn currently used as storage-restroom, but easily adaptable to any use;
- **First floor:** large living room with thermo-ventilated fireplace, two sizeable bedrooms with shared bathroom, and one master bedroom which has a large terrace (38 sqm) and an en-suite bathroom. All the rooms in this floor are equipped with air conditioning.

The house is sold fully furnished.

## EXTERIOR

The property covers about **48.0 hectares (118.6 acres) of land**. The land surrounding the farmhouse (about 2.1 ha) is entirely fenced with a wooden perimeter and hedge (average height of 1.5 m) so as to ensure excellent privacy.

Most of the property is covered by forests (35.6 ha) consisting mainly of maple, oak, hornbeam, beech and chestnut trees.

The arable land (9.9 ha) is currently used as grassland, but lends itself well to all crops and could easily accommodate horses and/or other animals.

The **olive grove** (about 1.7 ha) is already productive and is cultivated entirely with organic methods. The same applies to the **small vineyard** (about 4,500 square meters), composed of Sangiovese, Albana and Cabernet Sauvignon vines.

A **small private pond** populated with water lilies is located about 50 m from the house. A rain well can store up to 100 cubic meters of water for use in irrigation.

Already within the property there are paths through the woods that lead to an extensive network of trails and paths ideal for trekkers or mountain bikers.

## USE AND POTENTIAL USES

The house, thanks to its quiet location surrounded by nature, is perfect both as a private residence and as a possible accommodation facility. The wide-open spaces make it possible to accommodate horses (with associated riding stables) and also an educational farm, with space for events and lessons on how a farm works. The former animal stable on the ground floor of the building could also be converted into a wine cellar so that the vineyard on the property could be exploited directly.



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