

EQUESTRIAN ESTATE WITH COUNTRY HOUSE TO BE RESTORED FOR SALE IN AREZZO

Arezzo – Arezzo – Tuscany



Interiors
2,432 m²

Bedrooms
5

Bathrooms
5

Total land
4.0 ha

Not far from **Arezzo**, in **Tuscany**, **equestrian estate** for sale. The main building of the property is a modern **stable** (1,900 m² – 20,444 ft²) with an ample covered **training arena** (20 × 46 m). 21 horse stalls are located on the longer sides of the building. On one of the short sides are located the offices, a club house for meetings, a refectory, a barn and a storage room.

Not far from the stables is an ample two-story **farmhouse** (459 m² – 4,939 ft²) in need of renovation but ideal if one wants to either live within the property or start an accommodation business. Right next to the farmhouse there is a **shed** once used as animal recovery, carriage workshop and storage room.

A small **warehouse** (73 m² – 785 ft²) is currently used as a tool storage house. A **canopy** (140 m² – 1,506 ft²) completes the property.

The property covers roughly **4.0 hectares of arable land**, surrounding both the stables and the farmhouse. Just outside the stable are located an open-air arena (50 × 80 m) and 4 paddocks for the horses.

SUMMARY OF THE PROPERTY

REFERENCE #: 1735 – EQUESTRIAN ESTATE AREZZO

TYPE: equestrian estate

CONDITIONS: good

LOCATION: open and sunny

ACCESS: unpaved road (1.8 km)

INTERIORS: 2,432 square meters (26,168 square feet)

TOTAL ROOMS: 25

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: country house, storage

MAIN FEATURES: horse stables, arena, country house to be restored, stone and brick walls, wooden beams, parquet flooring, fireplaces, paddock, horse stalls

EXTERIOR: 4.0 hectares (9.9 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), Arezzo (11km; 20'), Castiglion Fiorentino (12km; 20'), Cortona (24km; 35'), Anghiari (38km; 40'), Montepulciano (53km; 50'), Pienza (60km; 1h), Siena (60km; 1h 5'), Montalcino (69km; 1h 20'), Florence (77km; 1h 10')

CLOSEST AIRPORTS

Perugia San Francesco (89km; 1h 15'), Firenze A. Vespucci (94km; 1h 5'), Pisa G. Galilei (154km; 1h 45'), Bologna G. Marconi (177km; 2h 5'), Roma Ciampino (231km; 2h 35'), Roma Fiumicino (246km; 2h 25')











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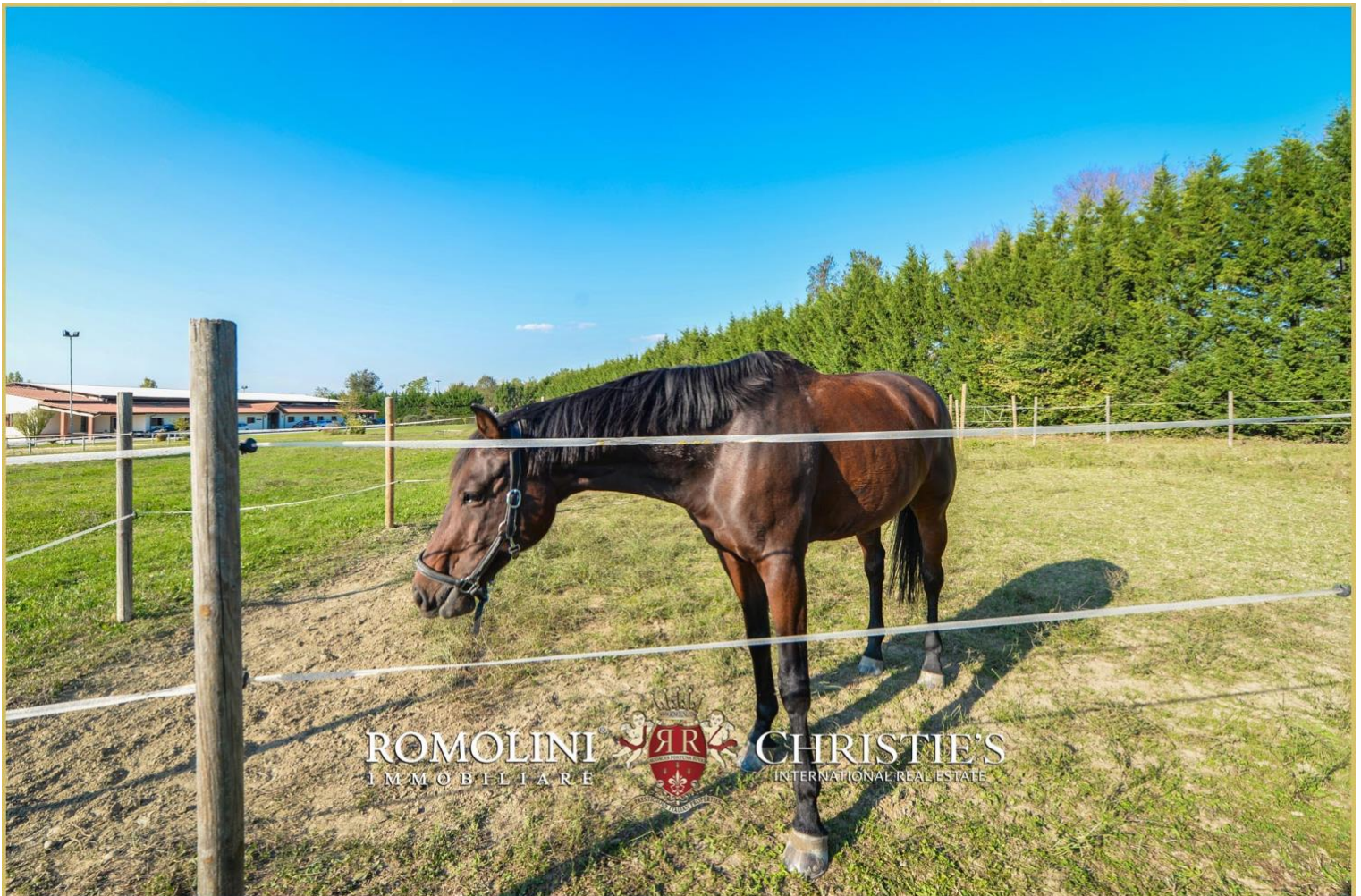
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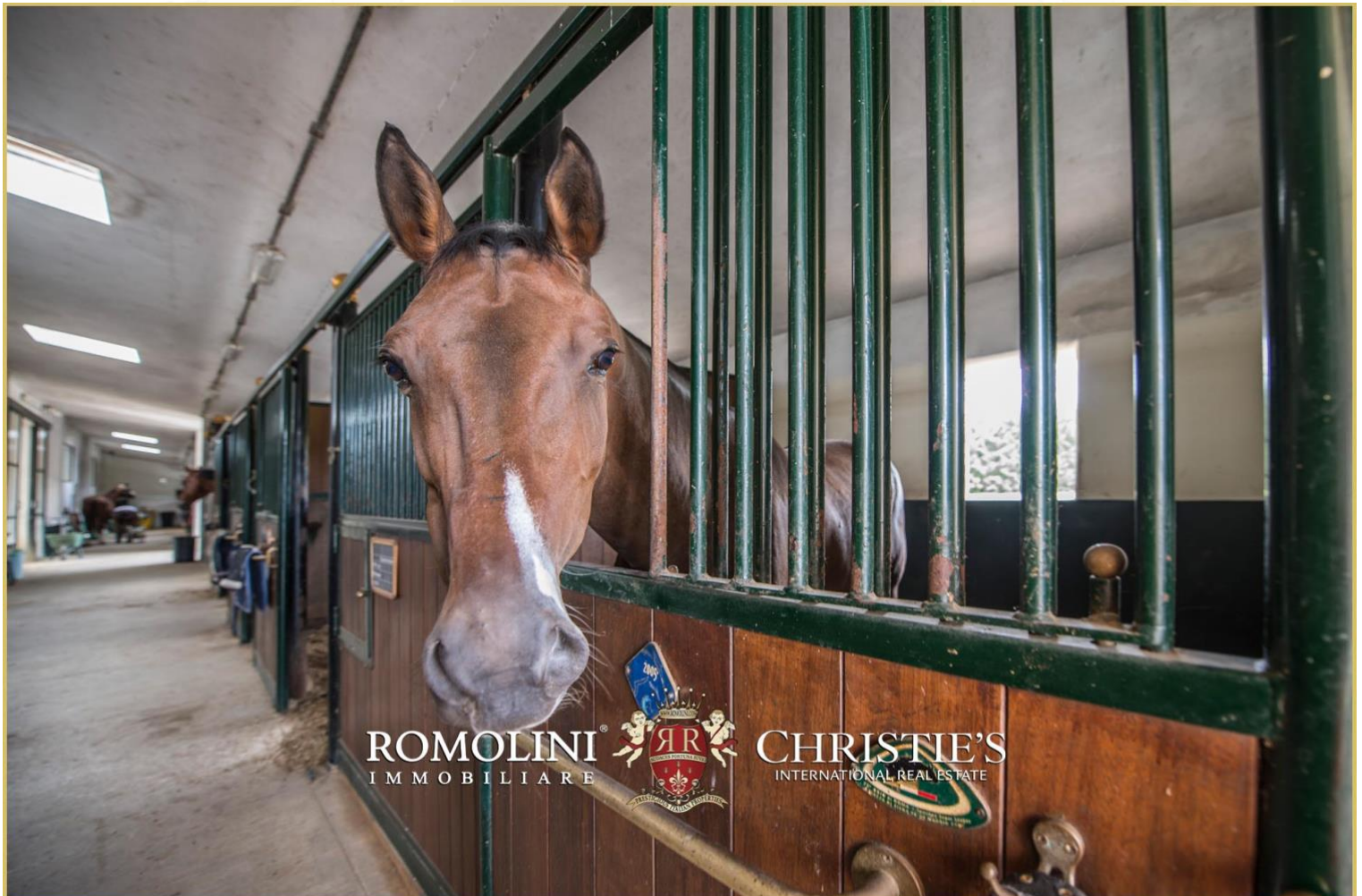
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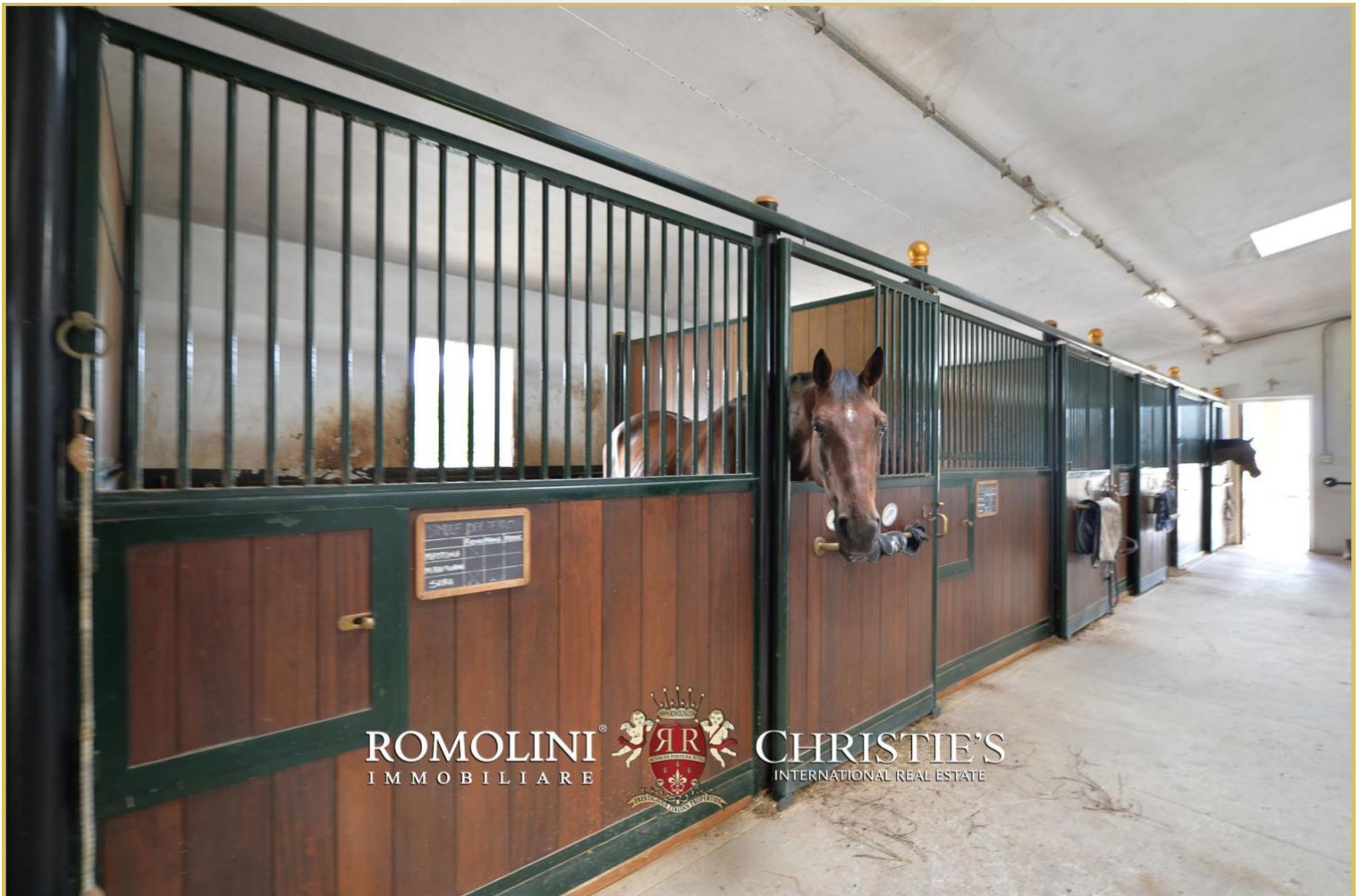




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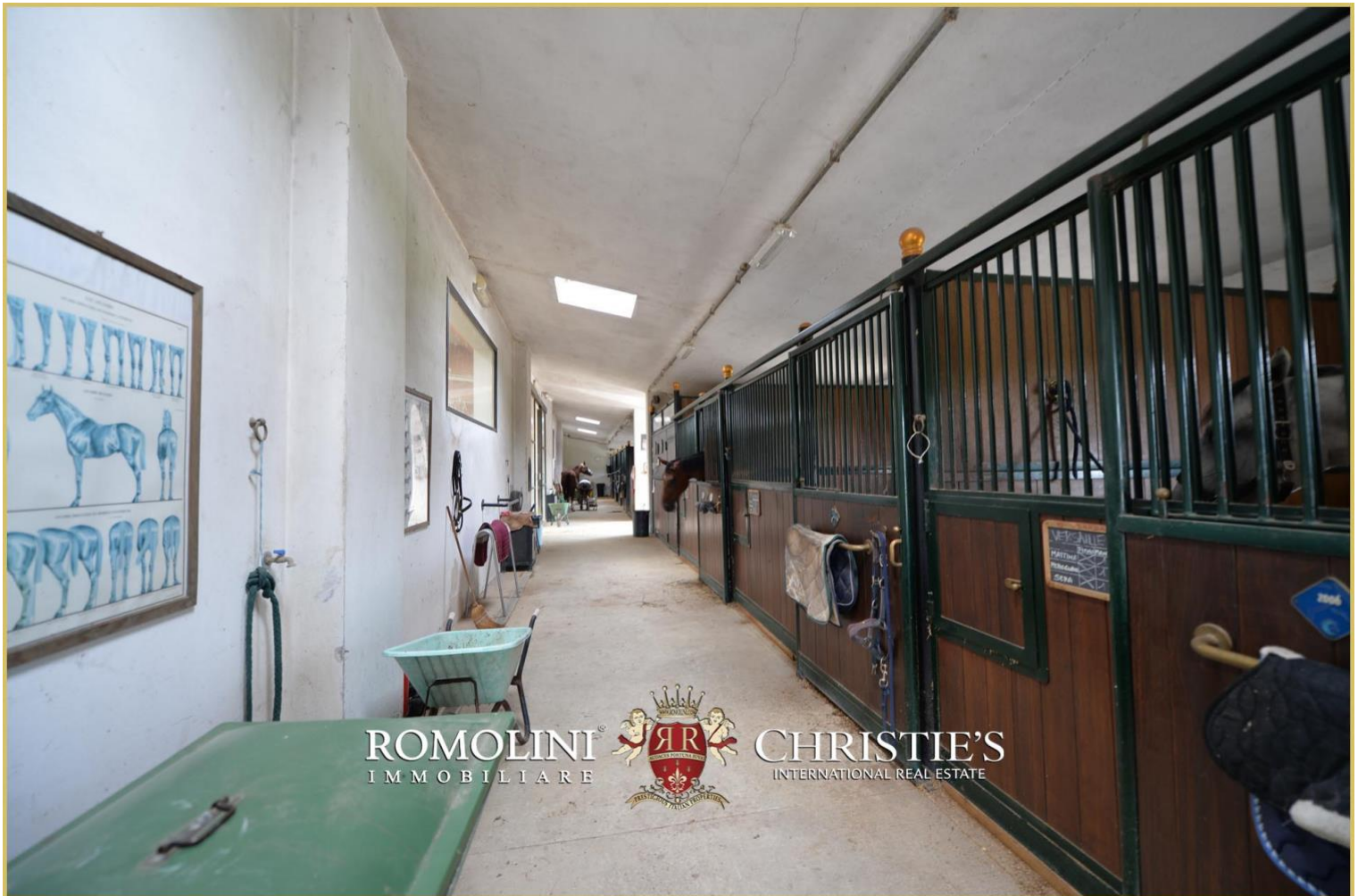
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