

RESTORED COUNTRY HOUSE WITH POOL AND VINEYARDS FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

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Interiors
795 sqm

Bedrooms
14

Bathrooms
10

Swimming pool
14 x 7 m

Total land
41.0 ha

Vineyards
6.1 ha

Olive grove
500 trees

In a panoramic and reserved position not far from Arezzo, renovated farmhouse with swimming pool and vineyards. The building dates back to the Middle Ages and was recently renovated and divided into flats and bedrooms (12 in total) for the accommodation of guests. The original finishes are still clearly visible and the property retains its rustic charm. The estate covers 41.0 hectares in total and includes a 14 x 7 m swimming pool in the garden, an olive grove (2.9 ha) and a vineyard (6.1 ha).



SUMMARY OF THE PROPERTY

REFERENCE #: 2313 – CASALE VIA ROMEA

TYPE: country house, former convent

CONDITIONS: restored

LOCATION: hilly, open and sunny

ACCESS: unpaved road (700 m)

INTERIORS: 795 square meters (8,555 square feet)

TOTAL ROOMS: 24

BEDROOMS: 14

BATHROOMS: 10

ANNEXES: guesthouse, storage

MAIN FEATURES: stone walls, original terracotta floors, stone fireplaces, wooden beams, guesthouse to be restored, garden, swimming pool, DOCG vineyard, olive grove, private pond

EXTERIORS: 41.0 hectares (101.3 acres)

VINEYARDS: 6.1 hectares (15.1 acres)

WINE PRODUCTION: up to 25,000 bottles/year

OLIVE GROVE: 2.9 hectares (7.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 x 7 m

ELECTRICITY: already connected

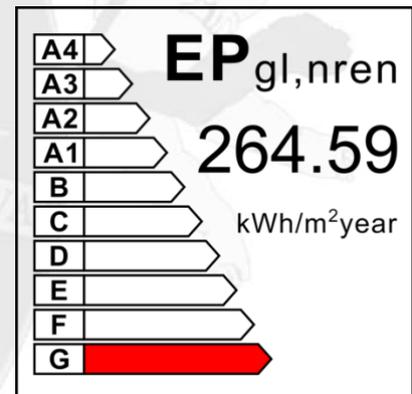
WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Arezzo (9km; 15'), Castiglion Fiorentino (26km; 35'), Anghiari (28km; 30'), Sansepolcro (29km; 40'), Cortona (38km; 50'), Montepulciano (44km; 40'), Città di Castello (44km; 45'), Montepulciano (60km; 1h), Pienza (68km; 1h 10'), Passignano sul Trasimeno (75km; 1h), Siena (79km; 1h 15'), Montalcino (81km; 1h 30'), Cetona (81km; 1h 5'), Florence (84km; 1h 15'), Monteriggioni (98km; 1h 30'), Casole d'Elsa (116km; 1h 45'), Pisa (165km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (95km; 1h 25'), Firenze A. Vespucci (102km; 1h 15'), Grosseto C. Baccarini (148km; 2h), Rimini F. Fellini (161km; 2h 20'), Pisa G. Galilei (162km; 1h 50'), Bologna G. Marconi (183km; 2h), Roma Ciampino (239km; 2h 30'), Roma Fiumicino (252km; 2h 35')



CASALE VIA ROMEA

In a panoramic and reserved position not far from **Arezzo**, renovated **farmhouse** with swimming pool and **vineyards**. The building dates back to the Middle Ages and was recently renovated and divided into flats and bedrooms (12 in total) for the accommodation of guests. The original finishes are still clearly visible and the property retains its rustic charm. The estate covers **41.0 hectares** in total and includes a **14 x 7 m swimming pool** in the garden, an **olive grove** (2.9 ha) and a **vineyard** (6.1 ha).

Services are available in the nearby village (just 4 km) and the town of **Arezzo** is a little further away, reachable by car in about fifteen minutes. The **A1 motorway** is close by and makes it possible to reach **Florence** in just over an hour.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (535 sqm – 5,757 sqft, 12 bedrooms and 9 bathrooms) dates back to the 11th century and is supposed to have been a small monastery where pilgrims travelling to Rome along the Via Romea (which also passed by the sanctuaries of Camaldoli and La Verna) were welcomed. The most recent extensions date back to the 18th century, when the building was converted into a manor house. Later abandoned, the structure was divided into flats and used by local farmers as a rural home. In 1961, the building was renovated while maintaining its function as a farmhouse, and only recently has a new renovation been carried out to convert the dwelling into a farmhouse.

The building has four floors and is divided into several residential units rented to guests and/or lived in by the owners. Entering through the main door on the ground floor, one finds oneself in an entrance corridor that leads on the left to two communicating bedrooms with a shared bathroom. On the right, two doors open onto two dining/breakfast rooms for guests. Continuing past the largest room, one arrives at a small shop where the farm products are sold and, at the back of the building are the cellars and laundry room. Also from the entrance corridor, proceeding beyond the door leading to the bedrooms, one reaches the kitchen with pantry.

From outside, two independent staircases lead to the mezzanine floor divided into two units. The first is a bedroom with private bathroom in the south-east corner of the farmhouse, while the second is a **small apartment** (100 sqm – 1,076 sqft, usable by the owners or the caretaker according to preference) consisting of a dining room with kitchenette, two bedrooms and bathroom. From the ground floor, halfway down the hallway, a staircase rises to the first floor. The hallway leads to two living rooms (one of which has a beautiful panoramic terrace) that are joined at the rear by another corridor. Two rooms at the ends of the corridor share a bathroom (located in the corridor). From the hallway, two doors then lead to two more bedrooms with en-suite bathrooms (one also with walk-in wardrobe and children's bedroom).

Going further up, one reaches the second floor where two large suites are located, each with its own sitting room and bathroom and a view of the surrounding countryside. A roof hatch connects one of the small sitting rooms to the tower in the center of the building (used as a storage room).

The **guesthouse** (80 sqm – 861 sqft) is located in the garden in front of the farmhouse and is currently unused, in need of renovation and modernization. On the ground floor are the living area with fireplace and a bedroom with en-suite bathroom, while on the second floor, accessible via a loft, is an attic that could double as a bedroom.

The property is completed by a two-story **agricultural storage** (80 sqm – 861 sqft) in need of renovation but very useful as a shelter for tools and equipment.

EXTERIORS

The property is surrounded by **41.0 hectares (101.3 acres)** of land on the surrounding hills. All around the farmhouse is the **garden** (approximately 5,300 sqm), which houses the **14 x 7 m swimming pool** with terracotta solarium.

The buildings are surrounded by **woodland** (8.6 hectares, half of which is woodland) that guarantees privacy and keeps the curious away.

Agriculturally, the property can count on a **vineyard** and an **olive grove**, but the large tracts of **arable land** (22.7 ha) on the farm lend themselves very well to planting new vines or growing typical Tuscan cereals and vegetables. A **private pond** can be used to irrigate the land.

The **Chianti DOCG vineyard** (6.1 ha) is in need of partial replanting and currently only maintained by the owners, with no wine produced. At full production and trying to keep the quality of wine at a high level, we are talking about a potential of 25,000 bottles of wine per year.

The **olive grove** (2.9 ha) includes 500 trees with typical Tuscan cultivars and is currently rented out to a third party who takes care of pruning, cleaning and harvesting.

MAP OF THE PROPERTY









ROMOLINI
IMMOBILIARE



CHRISTIE'S
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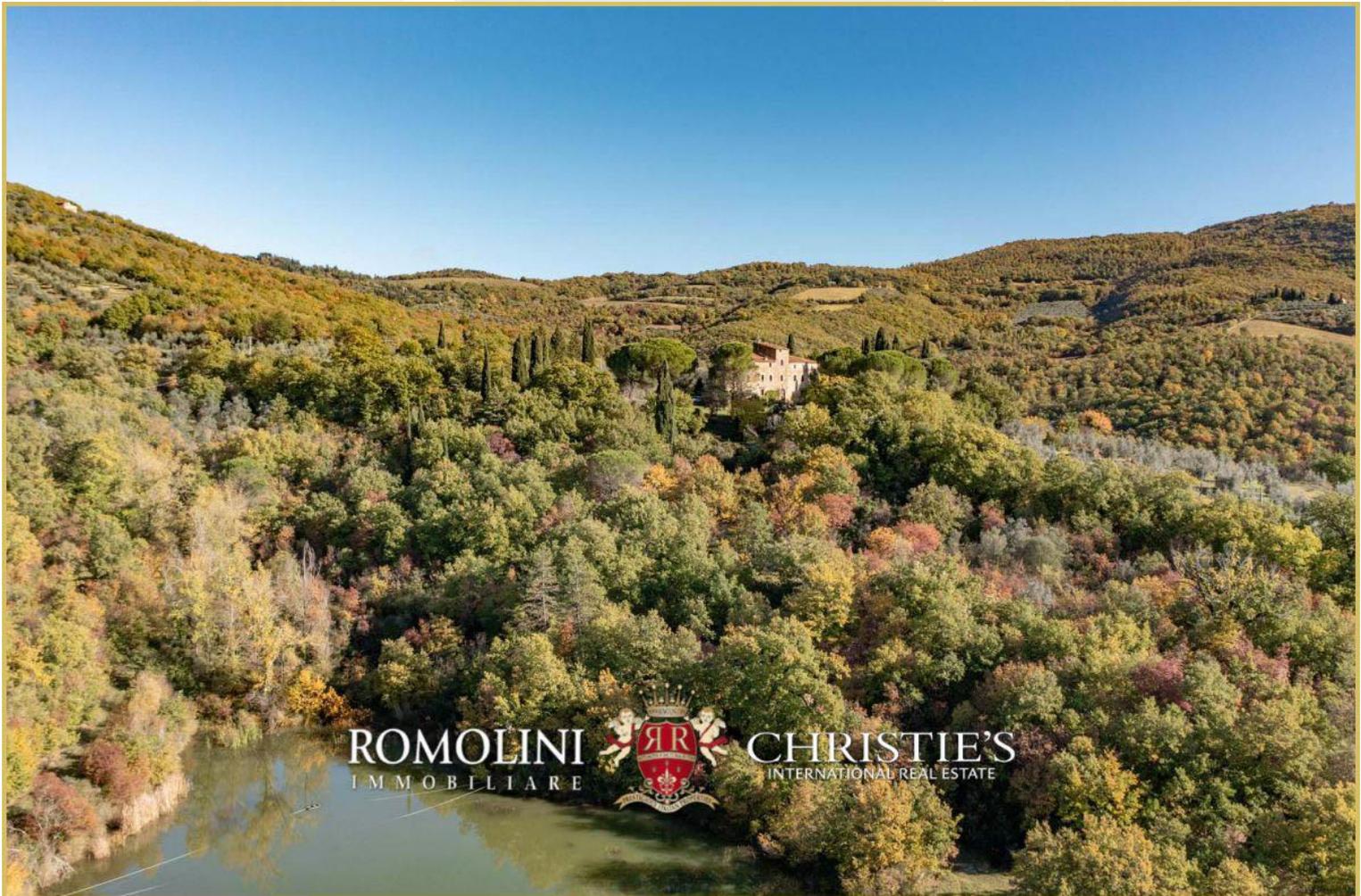




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