

Ref. 2455 – **PODERE GIANO**

[www.romolini.co.uk/en/2455](http://www.romolini.co.uk/en/2455)

## RESTORED COUNTRY HOUSE WITH EVENT LOCATION FOR SALE IN TUSCANY, SUBBIANO

Subbiano – Arezzo – Tuscany

**VIEW ON OUR WEBSITE**



**Interiors**  
880 sqm

**Bedrooms**  
6

**Bathrooms**  
12

**Total land**  
3.5 ha

**Swimming pool**  
11 x 5 m

**Olive grove**  
1.8 ha

On the green hills that mark the access to Casentino, not far from Subbiano and Arezzo, rustic farmhouse with event area for sale. The property, finely restored by the current owners, is perfect both as a private residence and as an investment: the farmhouse could in fact be inhabited while using the old barn for events and weddings. The 3.5 hectares of land surrounding the villa include a well-kept garden and an olive grove.



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2455 – PODERE GIANO

**TYPE:** country house with barn for events

**CONDITIONS:** restored (2014 – 2015)

**LOCATION:** hilly, panoramic, 2 km from the town

**ACCESS:** unpaved road (700 m)

**INTERIORS:** 880 square meters (9,468 square feet)

**TOTAL ROOMS:** 15

**BEDROOMS:** 6

**BATHROOMS:** 12

**ANNEXES:** event location, guesthouse

**MAIN FEATURES:** stone walls, terracotta floors, stone fireplaces, wood beamed ceilings, panoramic swimming pool, fenced garden, building for events, olive trees

**TOTAL LAND:** 3.5 hectares (8.6 acres)

**GARDEN:** yes, well maintained and fenced

**SWIMMING POOL:** 11 x 5 m

**ELECTRICITY:** already connected + photovoltaic system (14.5 kW)

**WATER SUPPLY:** mains water + Artesian wells (2)

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + heat pump

## CLOSEST CITIES AND TOWNS

Closest services (2km; 2'), Capolona (3km; 5'), Arezzo (15km; 20'), Montepulciano (57km; 50'), Pienza (63km; 1h 10'), Florence (83km; 1h 10'), Montalcino (85km; 1h 20'), Siena (88km; 1h 20'), Perugia (98km; 1h 10'), Orvieto (112km; 1h 15'), San Gimignano (122km; 1h 30'), Assisi (123km; 1h 30'), Todi (138km; 1h 35')

## CLOSEST AIRPORTS

Firenze A. Vespucci (92km; 1h 5'), Perugia San Francesco (118km; 1h 10'), Pisa G. Galilei (168km, 2h), Bologna G. Marconi (186km; 2h 10'), Roma Ciampino (234km; 2h 20'), Roma Fiumicino (252km; 2h 30')

© Agenzia Romolini Immobiliare s.r.l.

Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy

Tel: +39 0575 788 948 – Mail: [info@romolini.com](mailto:info@romolini.com)





**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## PODERE GIANO

On the green hills that mark the access to **Casentino**, not far from **Subbiano** and **Arezzo**, **rustic farmhouse** with **event area** for sale. The property, finely restored by the current owners, is perfect both as a **private residence** and as an **investment**: the farmhouse could in fact be inhabited while using the old barn for events and weddings. The **3.5 hectares of land** surrounding the villa include a **well-kept garden** and an **olive grove**.

The property for sale is situated a very short distance from the charming medieval village of Subbiano, not far from Arezzo, and most services can be reached on foot. The train station in Arezzo makes it easy to get around much of Italy (in one hour you can get to Florence and in about two hours to Rome).

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (440 sqm – 4,734 sqft, 5 bedrooms and 7 bathrooms) is on three levels:

- **Ground floor**: entrance, living room with fireplace, dining area with kitchen, bathroom and laundry room. With independent access from outside (or directly from inside) we then find a small independent apartment made up of kitchen, bedroom and bathroom.
- **First floor**: master bedroom with en-suite bathroom, three bedrooms (two with en-suite bathroom) and service bathroom;
- **Second floor**: gym (with air conditioning), bathroom with Jacuzzi and partially habitable attic (very suitable for creating a small additional bedroom).

Opposite the pool is a **guesthouse** (40 sqm – 430 sqft, 1 bedroom and 1 bathroom) organised as a studio with living room/bedroom, kitchenette and bathroom.

Not far from the farmhouse, there is a **newly built facility** (400 sqm – 4,304 sqft, 4 bathrooms) used for weddings, parties and events, with a maximum capacity of 180 people. Built in 2015 using the volumes of the old demolished barn, the building is on two levels. The ground floor is entirely occupied by a large hall (over 200 sqm) with a fireplace and a mezzanine with a view, while the basement houses the service area with bathrooms, a professional kitchen and a dressing room with bathroom for employees.

## STATE AND FINISHES

The farmhouse was completely renovated in 2004, while the adjacent barn was entirely rebuilt in 2015. Both structures underwent careful renovation and construction, which only used excellent and state-of-the-art materials, fully respecting the typical Tuscan style.

The farmhouse features an LPG-fed heating system, while the event location has been fitted with a hot/cold heat pump system fed by a **14.5-kW photovoltaic system**. The water supply is ensured by the public aqueduct and two Artesian wells.

## EXTERIOR

The farmhouse is surrounded by a **4,700-sqm well-kept garden**, fully enclosed by a fence and planted with hedges and ornamental flowers. On the lower terrace, just below the farmhouse, is the **panoramic 11 x 5 m swimming pool** with a splendid view of the surrounding hills. Adjacent to the event location is a convenient **private car park** (approx. 2,500 sqm) that can accommodate up to fifty vehicles.

The property is completed by a small **olive grove** (1.8 ha), located on the slope below the pool and terraced so as to make the most of the available space, and two small portions of woodland (1.0 ha) that ensure privacy and shelter the farmhouse from prying eyes.

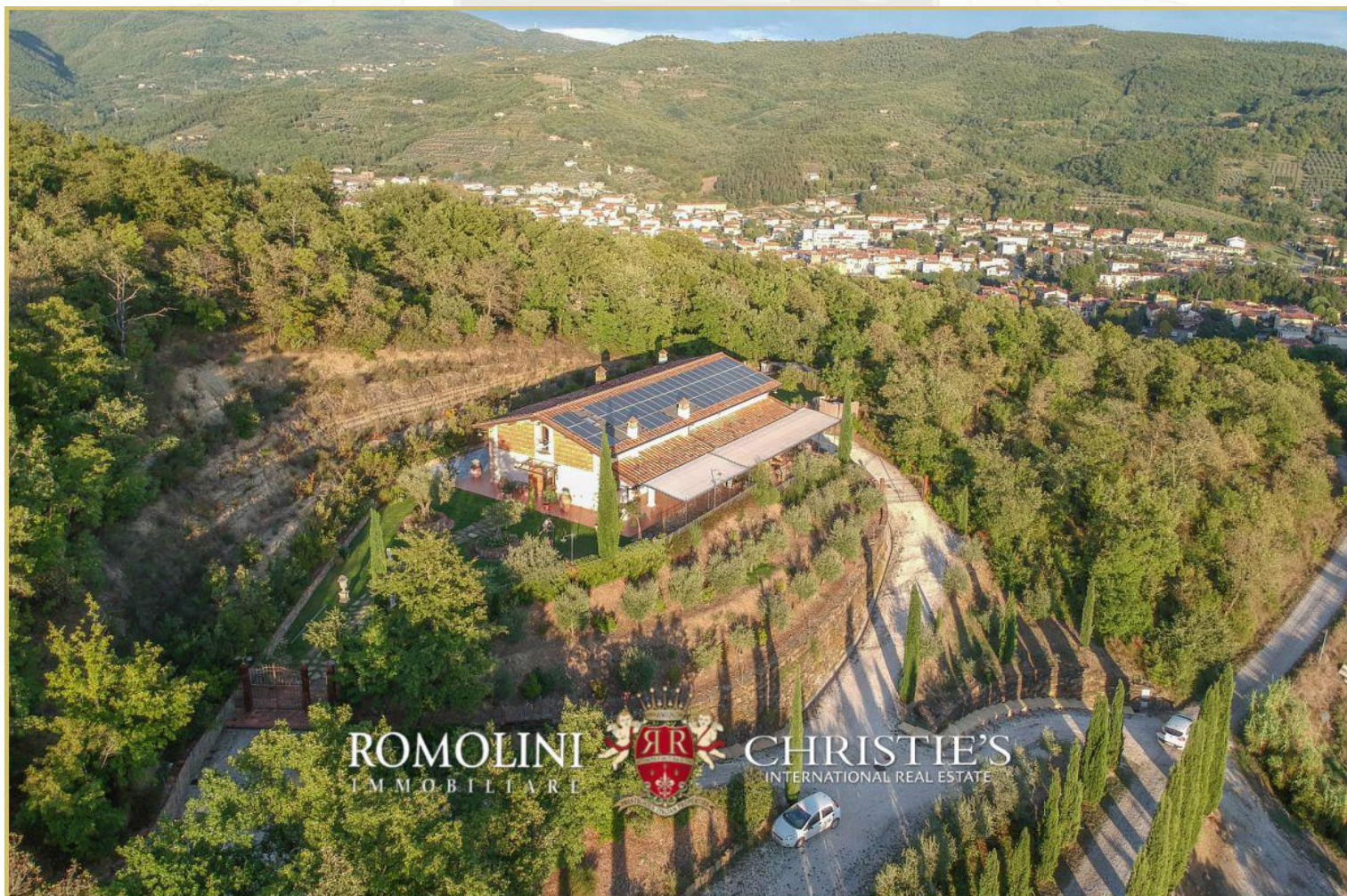
















ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

















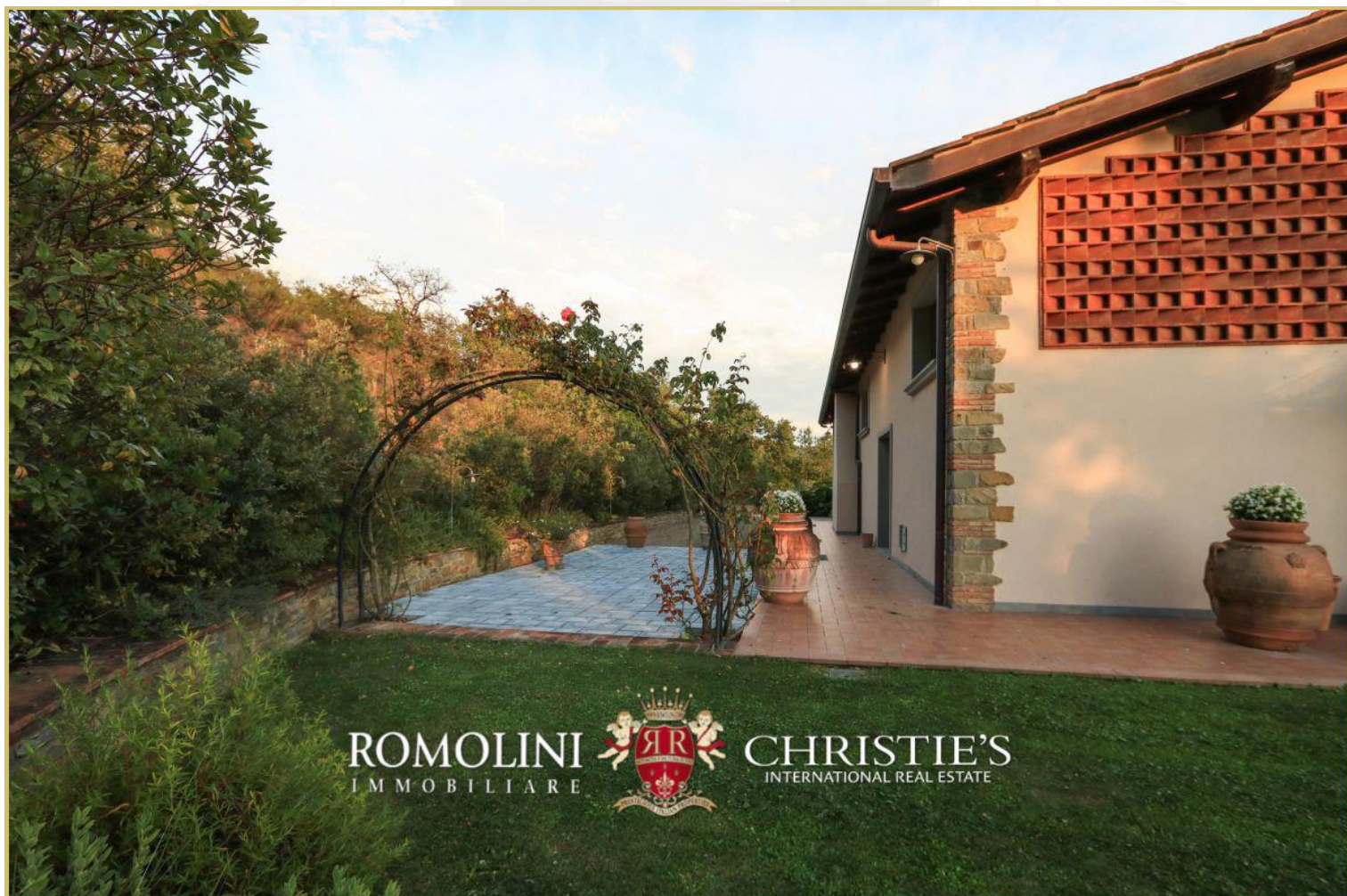




ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

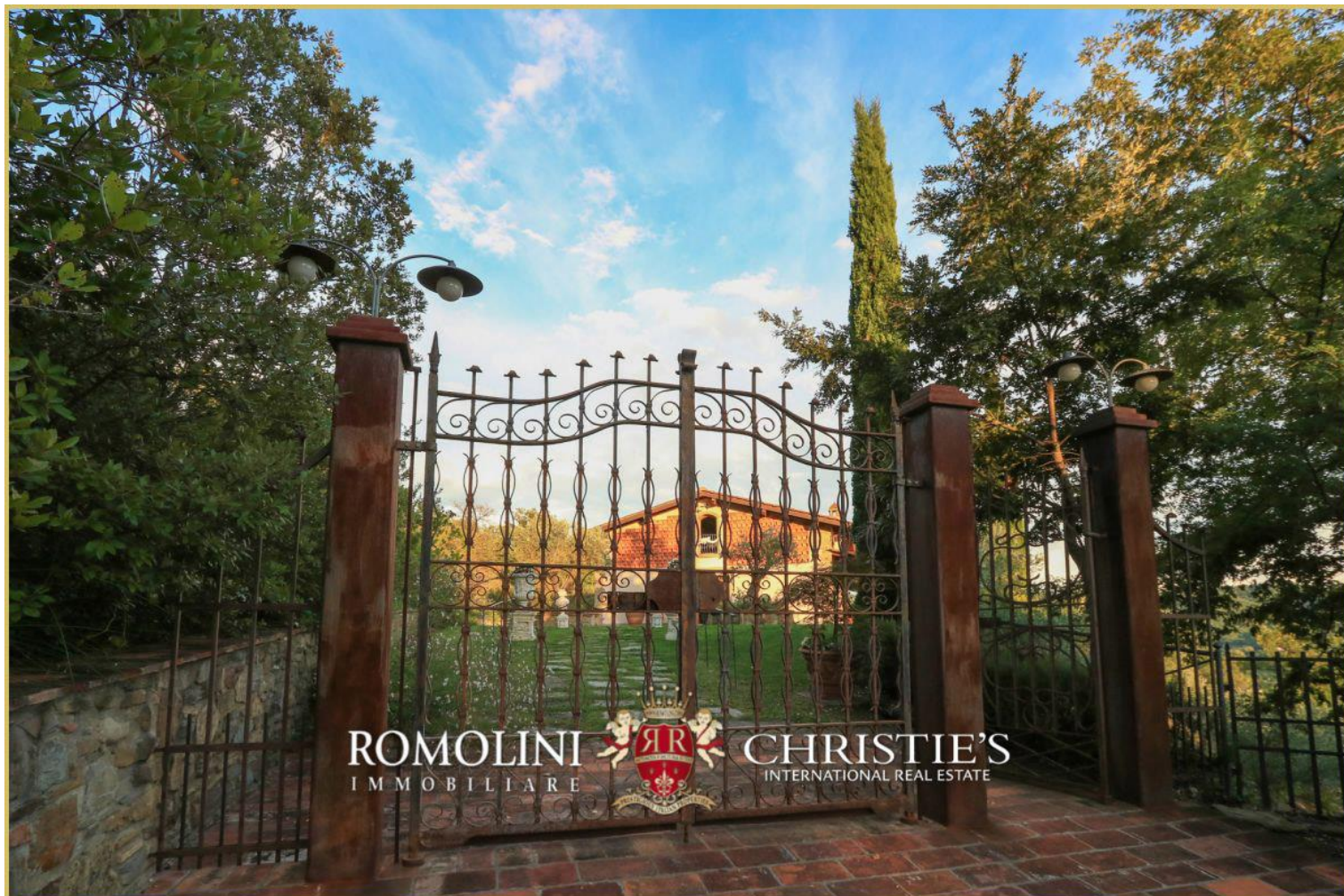


CHRISTIE'S  
INTERNATIONAL REAL ESTATE









































































ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





































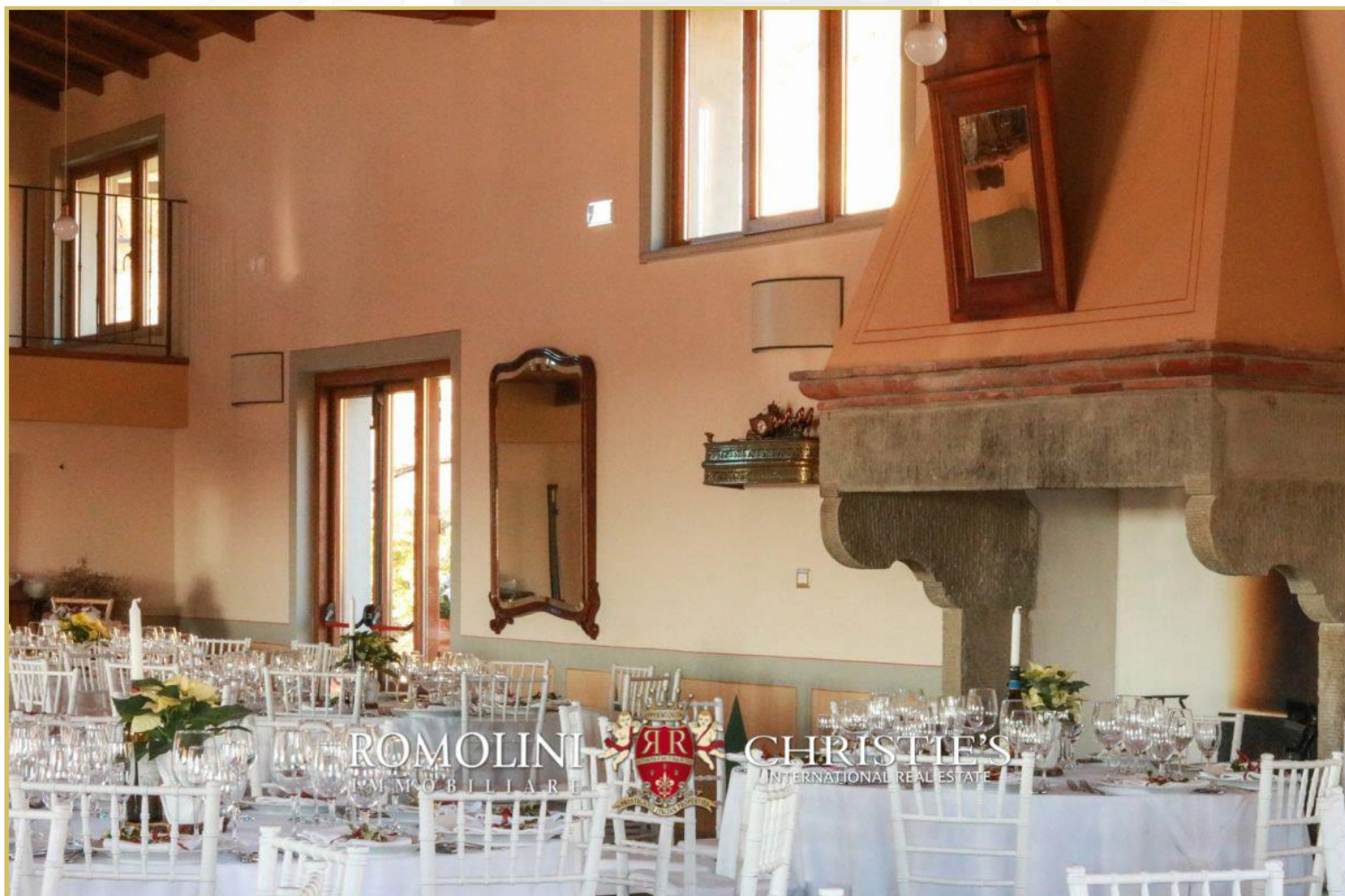




































ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)