

Ref. 2477 – **BORGIO CASENTINO**

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ESTATE WITH RURAL HAMLET TO BE RESTORED FOR SALE IN CASENTINO, TUSCANY

Poppi – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
4,496 sqm

Bedrooms
2 (up to 35)

Bathrooms
1 (up to 4)

Total land
66.1 ha

On the hills of Casentino, a few kilometers from Poppi, rural hamlet to be restored for sale. The property (over 4,400 sqm) has been fully consolidated and needs only finishing work inside. The owners' cottage, on the other hand, is already habitable. The farm, thanks to the presence of 66.1 ha of agricultural land, is very suitable if one wanted to start an accommodation business with horse breeding.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2477 – BORGO CASENTINO

TYPE: rural hamlet, estate

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 4,496 square meters (48,377 square feet)

TOTAL ROOMS: 55

BEDROOMS: 2 (up to 35)

BATHROOMS: 1 (up to 40)

ANNEXES: several rustic farmhouses

MAIN FEATURES: stone walls, wooden beams, terracotta floors, original fireplaces, vaulted ceilings, loggia, buildings to be restored

EXTERIORS: 66.1 hectares (163.3 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG (energy class G)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Poppi (11km; 15'), Bibbiena (14km; 20'), Pratovecchio (16km; 20'), Chiusi della Verna (33km; 45'), Arezzo (43km; 50'), Florence (61km; 1h 25'), Cortona (72km; 1h 25'), San Casciano in Val di Pesa (75km; 1h 30'), Gaiole in Chianti (78km; 1h 40'), Città di Castello (79km; 1h 25'), Montepulciano (94km; 1h 30'), Pienza (102km; 1h 45'), Castiglione del Lago (107km; 1h 35'), Monteriggioni (114km; 2h), Siena (117km; 1h 50'), Montalcino (122km; 2h)

CLOSEST AIRPORTS

Firenze A. Vespucci (86km; 1h 35'), Forlì L. Ridolfi (102km; 2h), Perugia San Francesco (130km; 2h), Rimini F. Fellini (132km; 2h 15'), Pisa G. Galilei (147km; 2h 15'), Bologna G. Marconi (168km; 2h 25'), Grosseto C. Baccarini (182km; 2h 40')

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BORGH CASENTINO

On the hills of **Casentino**, a few kilometers from **Poppi**, **rural hamlet** to be restored for sale. The property (over 4,400 sqm) has been fully consolidated and needs only finishing work inside. The owners' cottage, on the other hand, is already habitable. The farm, thanks to the presence of **66.1 ha of agricultural land**, is very suitable if one wanted to start an accommodation business with **horse breeding**.

Services are all available in a nearby village (4km; 5') or the medieval town of **Poppi**, a little further away (11km; 15'). The property is located in one of the most beautiful natural areas of **Tuscany**, far from industrial complexes and disturbing elements, but nevertheless it remains close to important centers such as Florence, Arezzo from which one can then move easily throughout the region.

DESCRIPTION OF THE BUILDINGS

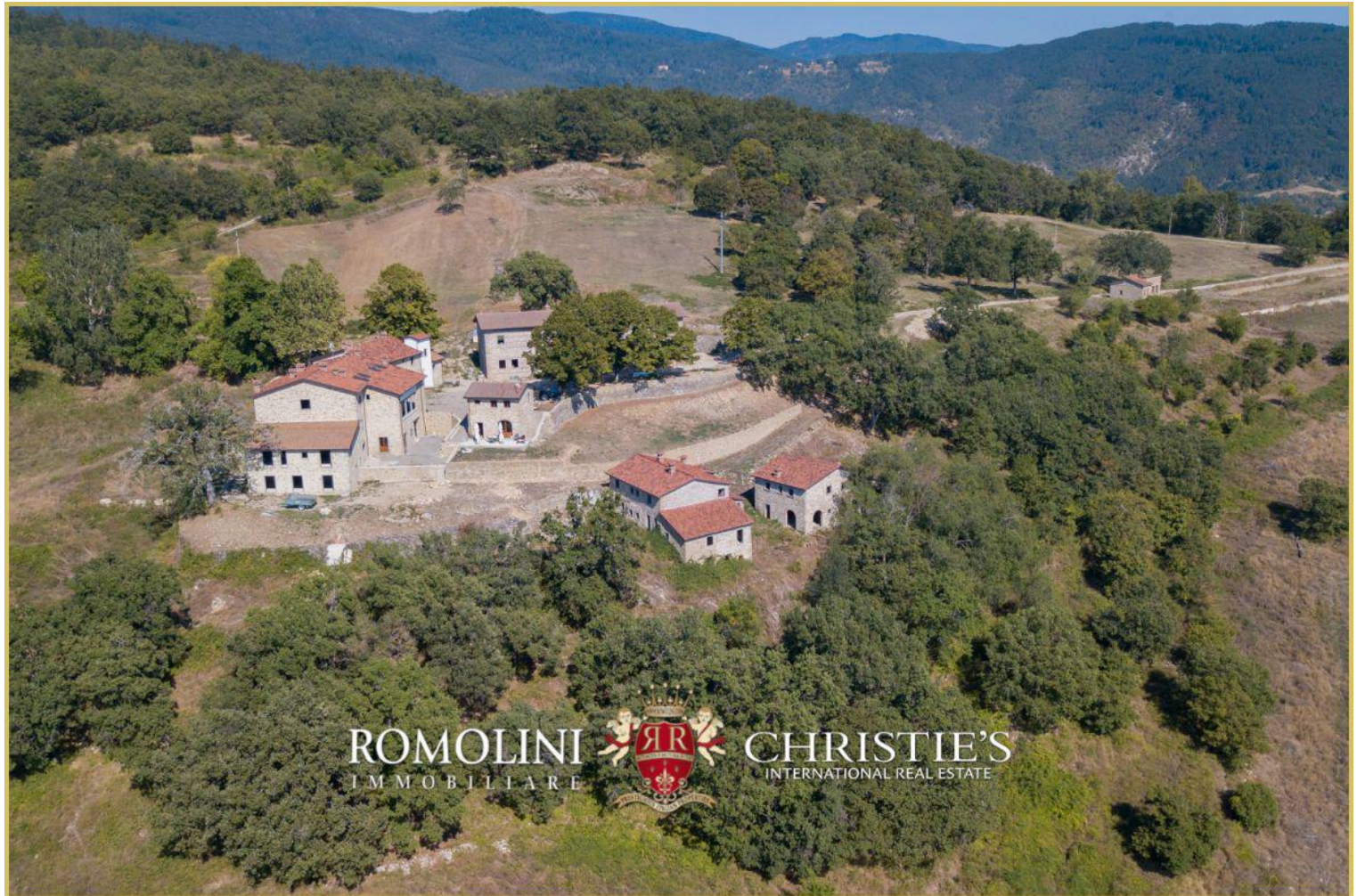
The property consists of **several buildings** (4,404 sqm – 47,387 sqft), grouped together to form what is ultimately a country hamlet. The structures have been consolidated but all need finishing and completion work on the interior. The large size of the various buildings, as well as their hillside location, make them ideal for the creation of an agriturismo or B&B.

The only renovated building is the **owners' home** (92 sqm – 990 sqft), which is laid over two floors. On the lower level is a spacious living area with kitchen and pantry under the staircase, while on the upper level is the sleeping area consisting of two bedrooms and bathroom. The property is a typical Tuscan farmhouse with stone walls, wooden beams and terracotta floors.

EXTERIORS

The property covers in its entirety **66.1 hectares (163.3 acres)**, set on the green hills of **Casentino**. Around the buildings there is a **garden of about 8,000 sqm** bordered by stone terraces that would also easily create a parking lot for possible guests.

The agricultural land, on the other hand, is mainly **forest** (41.3 ha), followed by **arable plots** (22.0 ha) and **pastures** (2.0 ha). The large size of the property would also allow for a farm to be started to produce food for possible guests of the Agriturismo. The land is slightly hilly, without significant slopes, and very suitable therefore for horse breeding.



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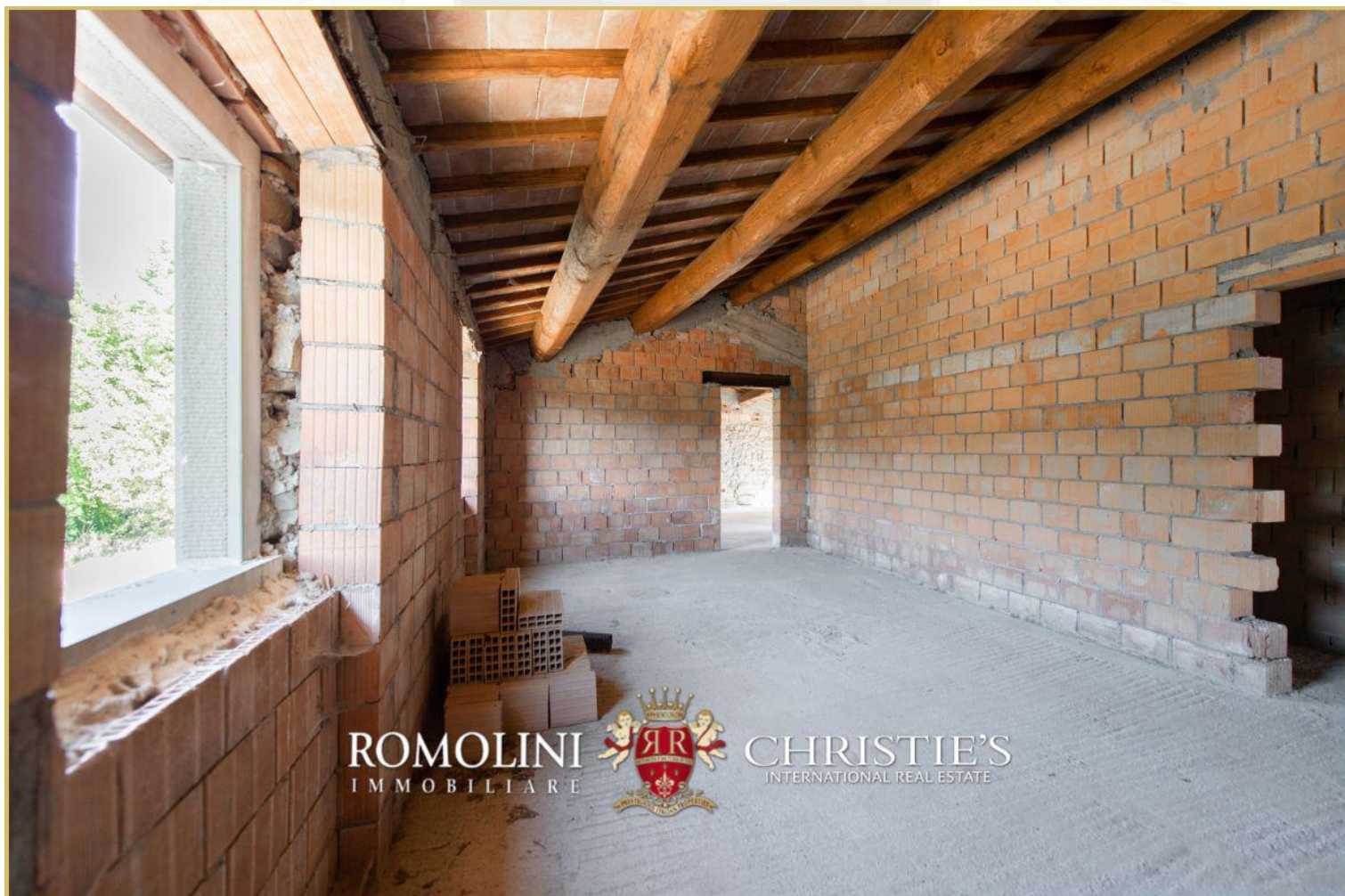




















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