

ESTATE WITH RURAL HAMLET AND VINEYARDS FOR SALE IN VALDAMBRA, TUSCANY

Bucine – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
1,553 sqm

Bedrooms
13

Bathrooms
8

Swimming pool
10 x 5,5 m

Total land
36.8 ha

Vineyards
4.7 ha

Bottles of wine
80,000 max

Olive grove
120 trees

In the hills on the edge of Chianti, halfway between Arezzo and Florence and not far from Siena, 36.8-ha estate with renovated hamlet for sale. The buildings (over 1,500 sqm) include four dwellings (one of them further divided into three apartments), the wine cellar, a stable for horses and various agricultural outbuildings. At the production level, the farm has a Chianti DOCG vineyard (4.7 ha) and a small olive grove (120 trees).

SUMMARY OF THE PROPERTY

REFERENCE #: 2483 – BORGHETTO IDILIA

TYPE: rural hamlet with vineyards

CONDITIONS: habitable

LOCATION: hilly, open and sunny

ACCESS: excellent, paved road

INTERIORS: 1,553 square meters (16,711 square feet)

TOTAL ROOMS: 35

BEDROOMS: 13

BATHROOMS: 8

ANNEXES: several agricultural and residential buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and parquet floors, original fireplaces, porches, garden, pool with sunbathing area, horse stables, wine cellar, Chianti DOCG vineyards, olive grove

EXTERIORS: 36.8 hectares (90.9 acres)

VINEYARDS: 4.7 hectares (11.6 acres)

WINE PRODUCTION: (30,000 bottles) up to 80,000 / year

OLIVE GROVE: 120 trees

OIL PRODUCTION: 100 kg / year

GARDEN: yes, around the buildings

SWIMMING POOL: 10 x 5,5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fireplace + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (1km; 2'), Bucine (8km; 10'), Montevarchi (17km; 25'), Gaiole in Chianti (31km; 40'), Arezzo (32km; 35'), Castiglion Fiorentino (39km; 45'), Siena (38km; 35'), Monteriggioni (53km; 45'), Montepulciano (55km; 50'), Florence (61km; 1h), Pienza (62km; 1h), Città di Castello (66km; 1h 5'), Montalcino (68km; 1h 5'), Casole d'Elsa (71km; 1h), Volterra (88km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (82km; 1h 5'), Grosseto C. Baccarini (103km; 1h 20'), Perugia San Francesco (108km; 1h 20'), Pisa G. Galilei (142km; 1h 45'), Bologna G. Marconi (163km; 1h 50'), Roma Ciampino (237km; 2h 30'), Roma Fiumicino (252km; 2h 35')

BORGHETTO IDILIA

In the hills on the edge of **Chianti**, halfway between **Arezzo** and **Florence** and not far from **Siena**, **36.8-ha estate** with **renovated hamlet** for sale. The buildings (over 1,500 sqm) include four dwellings (one of them further divided into three apartments), the **wine cellar**, a **stable for horses** and various agricultural outbuildings. At the production level, the farm has a **Chianti DOCG vineyard** (4.7 ha) and a small **olive grove** (120 trees).

Services are available in the nearby village (1km; 2') or in Bucine (8km; 10'), in the heart of **Valdambra**. The proximity to the junction of the **A1 highway** then allows to reach Florence in about an hour's drive, but most of the historical cities of Tuscany (Siena, Monteriggioni, Montepulciano, Pienza...) are still reachable in just over an hour.

DESCRIPTION OF THE BUILDINGS

Villa Aurelio (453 sqm – 4,875 sqft, 7 bedrooms and 5 bathrooms) is a three-story historic building, fully renovated, housing the wine cellar on the ground floor and three independent apartments on the upper floors. The winemaking area, five rooms in total, include the processing room for the grapes, vats and barrique cellar for aging the wines.

The three apartments, on the other hand, are located on the upper two floors of the structure:

- **Apt. A** (87 sqm): living room with kitchenette, three bedrooms and bathroom;
- **Apt. B** (93 sqm): living room with loggia, kitchen, two bedrooms and two bathrooms;
- **Apt. C** (93 sqm): living room with loggia, kitchen, two bedrooms and two bathrooms.

Casa Lisa (102 sqm – 1,098 sqft, 2 bedrooms and 1 bathroom) is a small rural building on two floors: on the ground level is a nice apartment with two rooms, while in the basement there are some storage rooms.

Casa Idilia (74 sqm, 1 bedroom and 1 bathroom) is a small rural building on two floors: on the ground floor there is a nice apartment with one bedroom, while in the basement are some storage rooms.

Casa Luisa (286 sqm, 3 rooms and 1 bathroom) is an old two-story farmhouse that still maintains the old division between cellars/stalls on the ground floor and living quarters on the second floor. The farmer's house consists of living room with kitchen, three bedrooms with terrace and bathroom.

In front of the villa stretches a **large garden** (5,600 sqm), dotted with flowers and tall trees that frame the **10 × 5.5 m swimming pool** with terracotta sunbathing area. The paved portion is perfect for installing a gazebo for poolside dinners, breakfasts and aperitifs.

Completing the property are a large **agricultural shed** (111 sqm – 1,194 sqft) with machinery shed, a **stable for horses** (338 sqm – 3,637 sqft with herbarium, workshop, machinery shed and workshop) and **two chicken houses** (189 sqm – 2,034 sqft).

EXTERIORS

The farm spreads over **36.8 hectares (90.0 acres)** in total, lying in the hills of Bucine halfway between Arezzo and Florence. Agriculturally, the farm features a **Chianti DOCG vineyard** (4.7 ha) and a small **olive grove** (0.7 ha). Wine production (currently 30,000 bottles) can theoretically reach 80,000 bottles per year, while the estate produces approx. 100 kg of olive oil per year.

The rest of the estate is then covered to varying degrees by **arable land** (8.5 ha) and **woodland** (22.3 ha). The fields are very suitable both for planting new vineyards and for horse breeding (there is already a stable in the farm).



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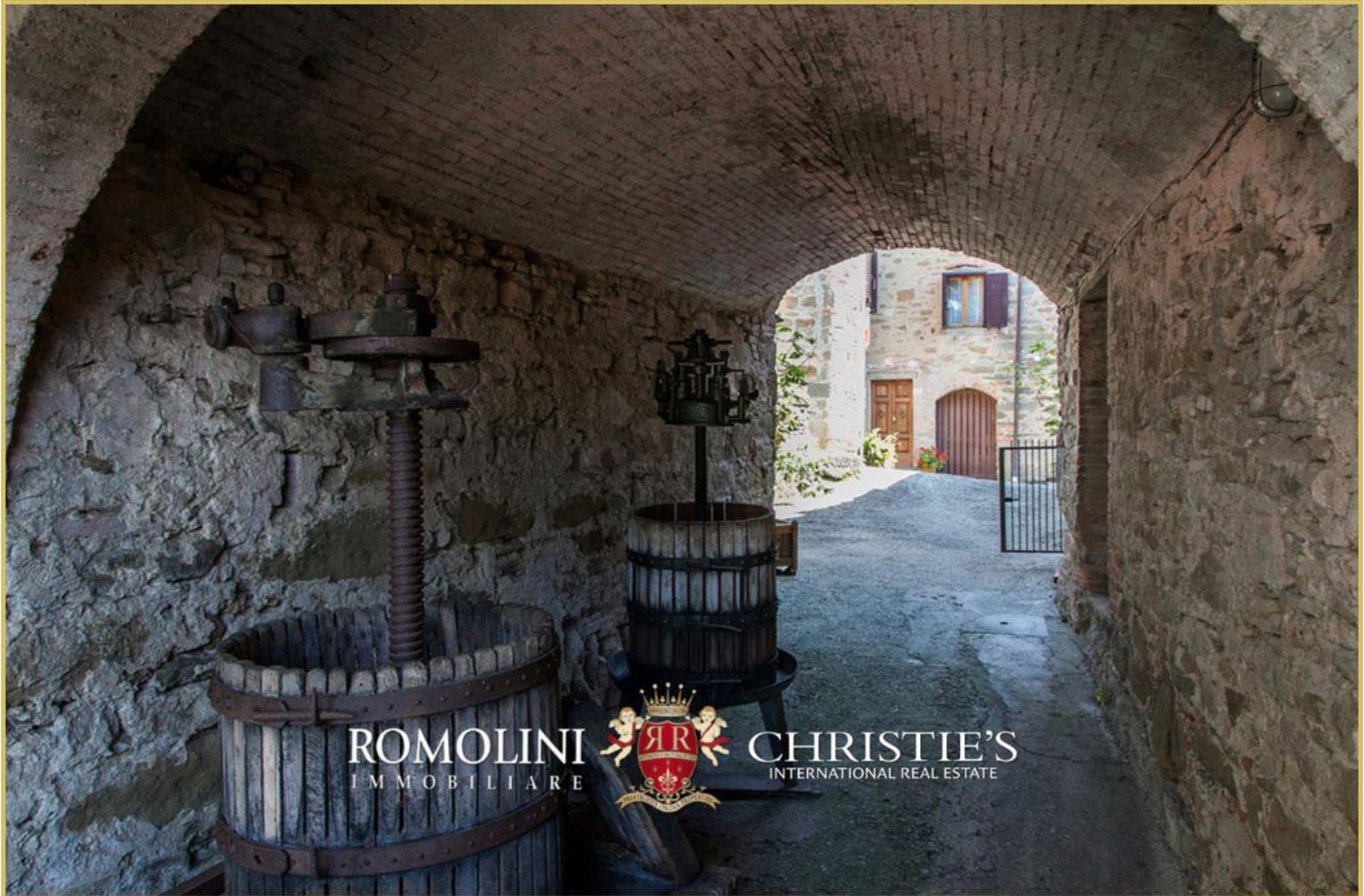


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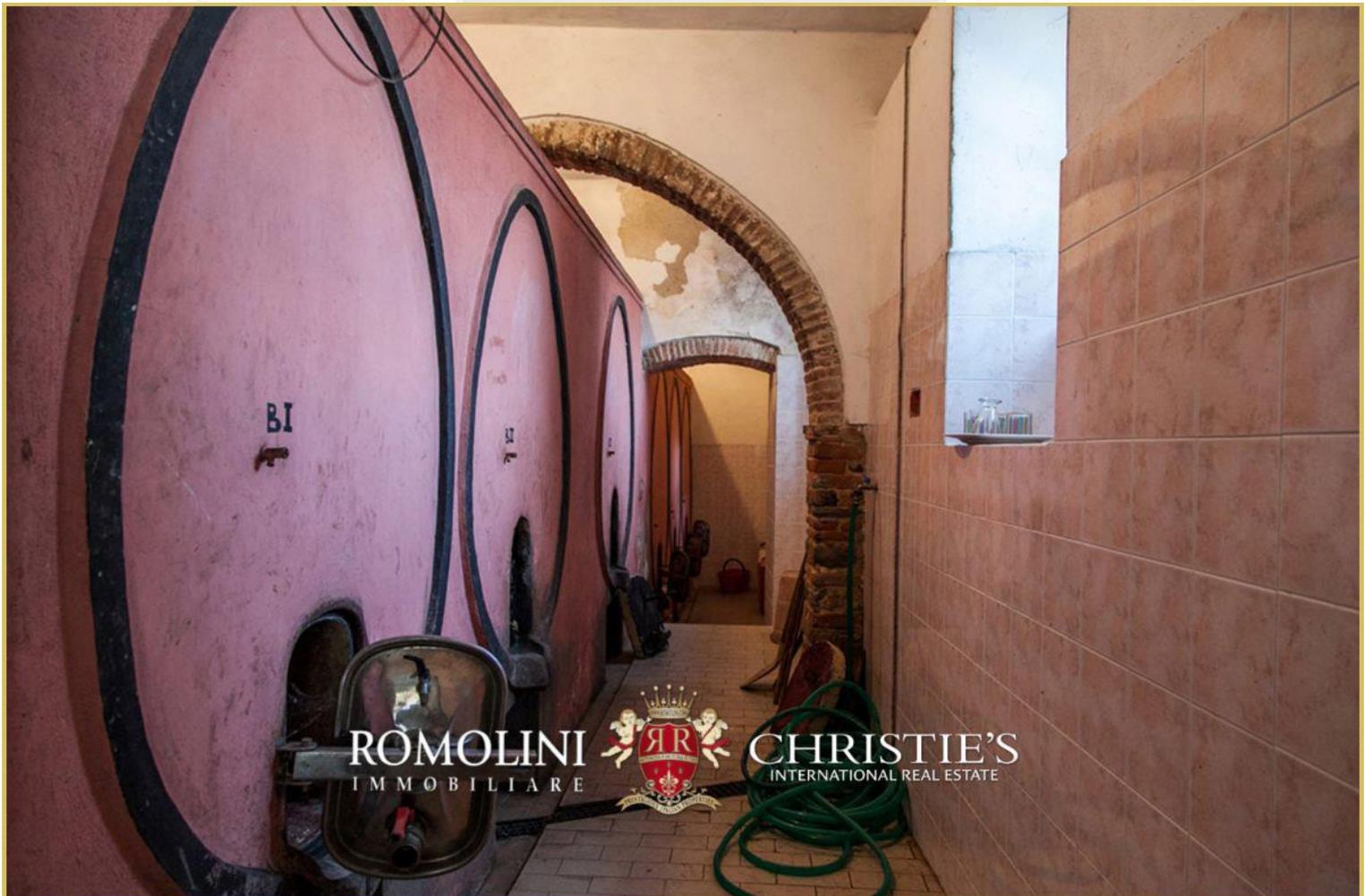
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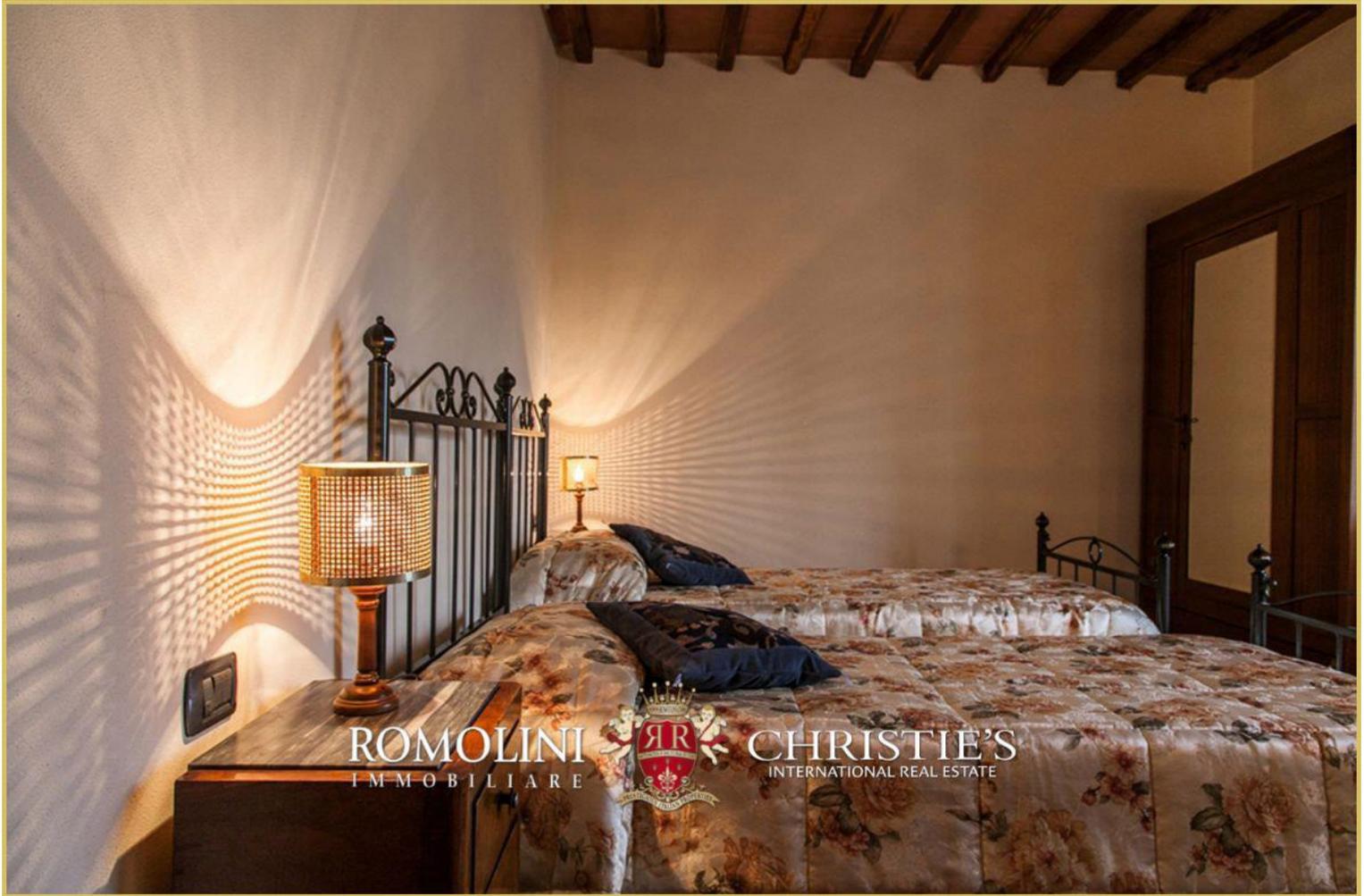
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com