

ESTATE WITH COUNTRY HOUSE FOR SALE IN A PANORAMIC POSITION IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
345 sqm

Bedrooms
4

Bathrooms
3

Swimming pool
14 x 6 m

Total land
39,5 ha

Olive grove
800 trees

Oil
Up to 1,000 kg

Sulle colline della Toscana, non lontano da Arezzo, azienda agricola di 39,5 ettari con Agriturismo. La proprietà è costituita da un tipico casale toscano ristrutturato, diviso in due appartamenti per un totale di 4 camere. Il terreno agricolo che circonda la casa ospita un oliveto con 800 piante e porzioni di seminativo che potrebbero essere usate per impiantare nuove colture. Una fonte d'acqua privata assicura l'indipendenza su questo fronte.

SUMMARY OF THE PROPERTY

REFERENCE #: 2503 – CASALE LUCILLA

TYPE: estate, country house

CONDITIONS: restored (2009)

LOCATION: hilly, panoramic

ACCESS: unpaved road (700 m)

INTERIORS: 345 square meters (3,712 square feet)

TOTAL ROOMS: 18

BEDROOMS: 4

BATHROOMS: 3

ANNEXES: technical room

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original fireplaces, original pizza oven, swimming pool, garden, event area, olive grove

EXTERIORS: 39.5 hectares (97.6 acres)

OLIVE GROVE: 4.0 hectares (800 trees)

OIL PRODUCTION: up to 1,000 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: 14 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2,5km; 5'), centro storico di Arezzo (6km; 15'), Castiglion Fiorentino (23km; 30'), Sansepolcro (34km; 35'), Cortona (35km; 40'), Montepulciano (57km; 55'), Pienza (64km; 1h 5'), Gaiole in Chianti (64km; 1h 5'), Castiglion del Lago (69km; 55'), Montalcino (80km; 1h 20'), Siena (80km; 1h 10'), Florence (82km; 1h 15'), Perugia (88km; 1h 15'), San Casciano in Val di Pesa (91km; 1h 10'), Orvieto (113km; 1h 25')

CLOSEST AIRPORTS

Perugia San Francesco (87km; 1h 15'), Firenze A. Vespucci (103km; 1h 20'), Grosseto C. Baccarini (145km; 1h 55'), Pisa G. Galilei (163km; 1h 55'), Bologna G. Marconi (184km; 2h 5'), Roma Ciampino (235km; 2h 30'), Roma Fiumicino (248km; 2h 35')

CASALE LUCILLA

On the hills of **Tuscany**, not far from **Arezzo**, **39.5-hectare estate** with **Agriturismo**. The property consists of a typical restored **Tuscan farmhouse**, divided into two apartments for a total of 4 bedrooms. The farmland surrounding the house includes an **olive grove** with **800 trees** and portions of arable land that could be used to plant new crops. A private water supply ensures total independence on that front.

Services are available a short distance from the property, about 5' drive, and the historic center of Arezzo can be reached in about 15'. From here one can then reach most of the art cities of Tuscany in less than an hour (Cortona, Montepulciano, Pienza, Florence, Siena...).

DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **farmhouse** (315 sqm – 3,389 sqft, 4 bedrooms and 3 bathrooms) is a two-story rural building that still maintains the old division between agricultural premises on the ground floor and living quarters on the first floor. The lower level consists of cellars, tool storage rooms and a service bathroom. The upper level, on the other hand, is divided into two apartments with independent access from the outside loggia:

- **Apt. A** (65 sqm): living room with dining area, kitchen, two bedrooms and bathroom;
- **Apt. B** (75 sqm): living room with dining area, kitchen, two bedrooms and bathroom.

In terms of finishes, the farmhouse has been entirely renovated keeping in mind the original Tuscan style and most of the typical features have been preserved, including stone walls, wooden beams and original terracotta floors.

A short distance from the farmhouse is a **technical room** (30 sqm – 323 sqft) where the property's systems are housed and a **carport**.

The house is surrounded by **3,800 sqm of well-kept garden**, decorated with hedges, ornamental plants and flowers that give color in summer. In front of the house is the **14 x 6 m swimming pool** with a sunbathing area and a gazebo where poolside dinners and breakfasts can be organized. The area around the building is also very suitable for placing gazebos and marquees for events.

EXTERIORS

The farm has **39.1 hectares (96.6 acres) of agricultural land**, mostly covered by woods (20.0 ha) and arable land (15.1 ha), very suitable for planting new crops or even a vineyard. The property is shaped into a single block with the exception of two small woodland plots that are however located just a few hundred meters from the main body.

Water supply is ensured by a private well (much akin to a natural spring) located right inside the property.

The **olive grove** (4.0 ha) features roughly **800 trees** that allow the production of 600 to 1,000 kg of Tuscan extra virgin olive oil each year (depending on the season and weather).



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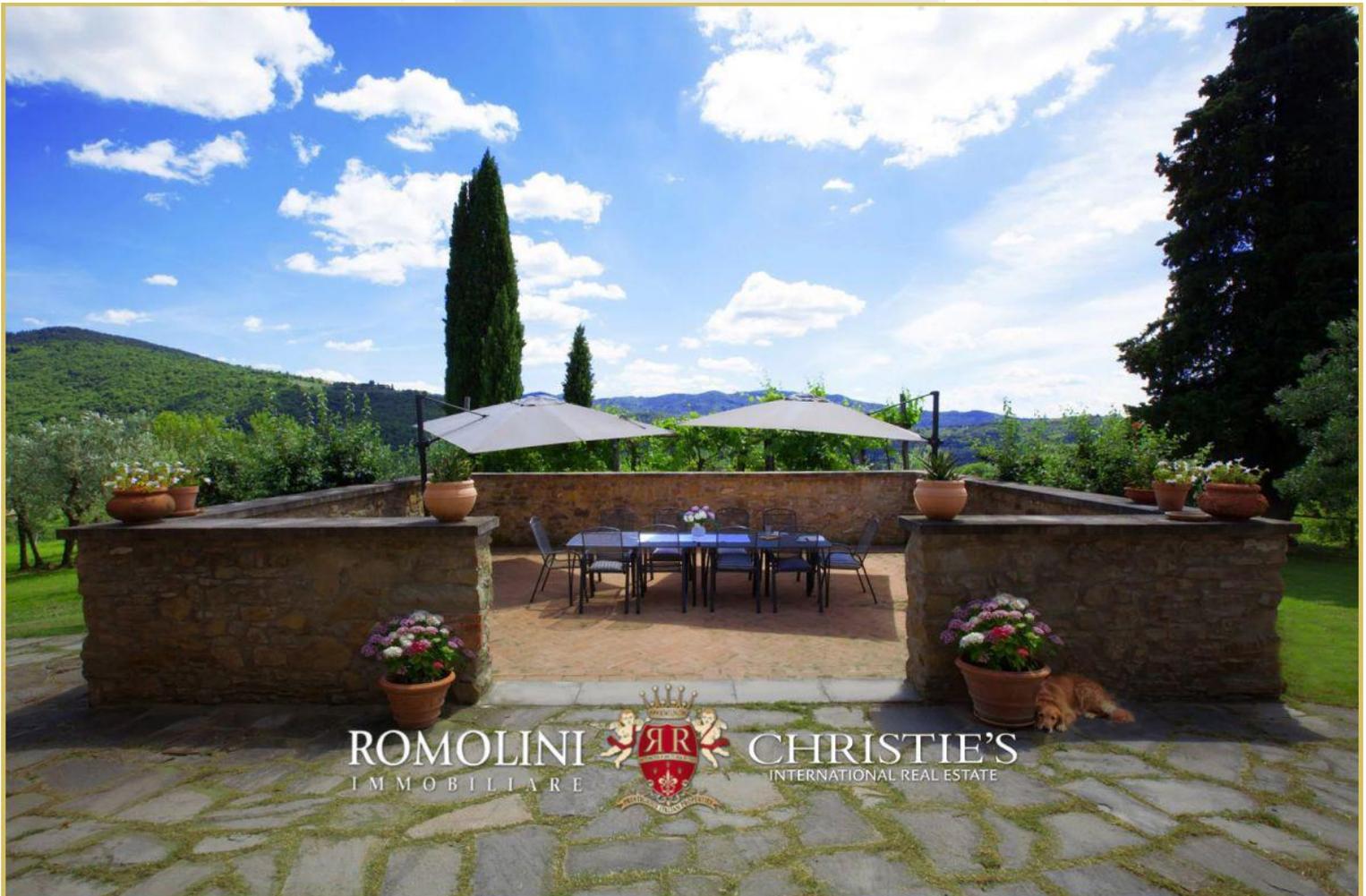
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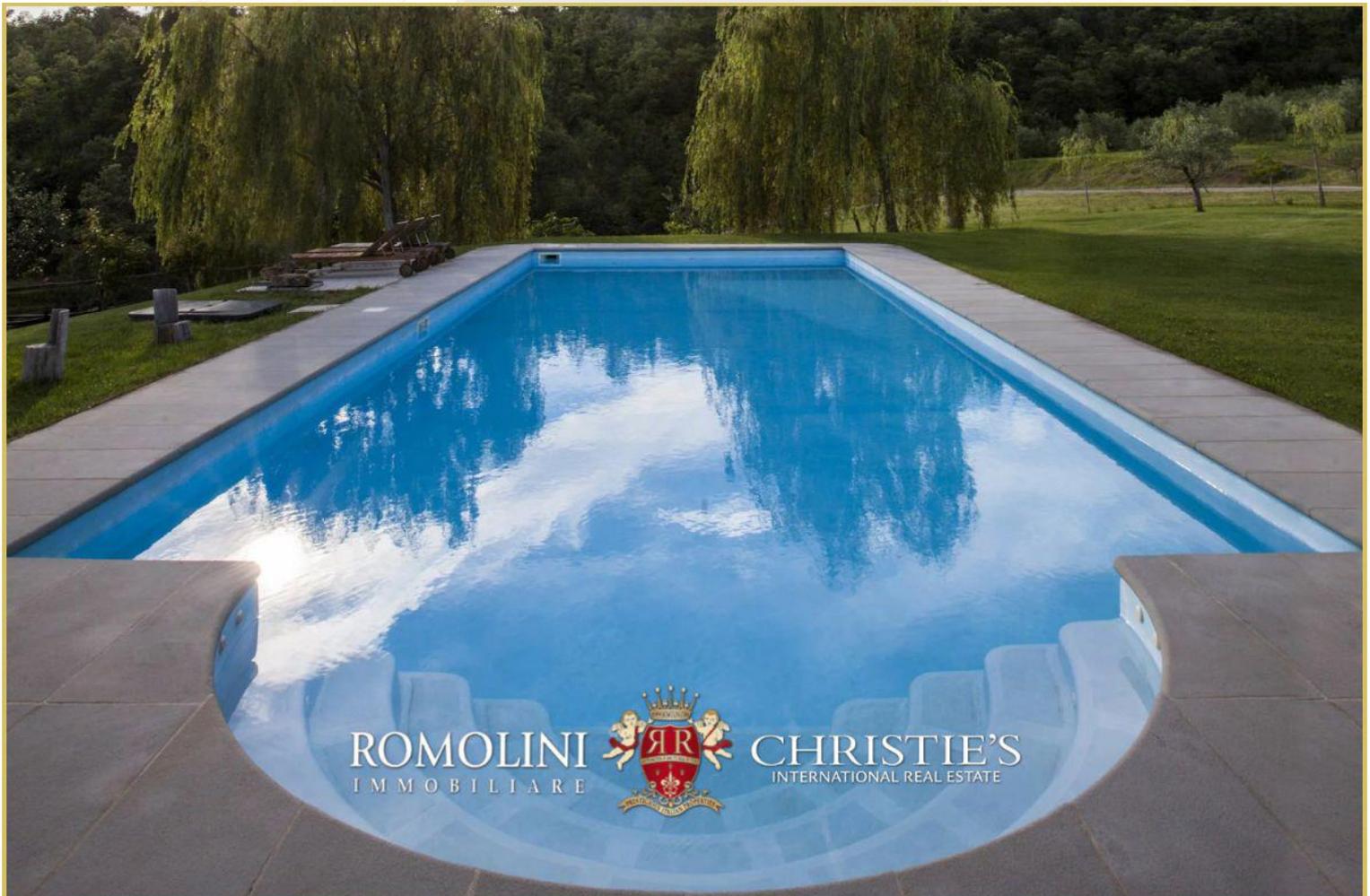




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