

## **RESTORED FARMHOUSE WITH OLIVE TREES FOR SALE IN AREZZO, TUSCANY**

**Arezzo – Arezzo – Tuscany**

**VIEW ON OUR WEBSITE**



**Interiors**  
230 sqm

**Bedrooms**  
2

**Bathrooms**  
3

**Total land**  
3.2 ha

**Olive grove**  
9,500 sqm

On the hills between Anghiari and Arezzo, in a very panoramic position, restored rustic farmhouse with olive grove for sale. The property (about 230 sqm) consists of a small farmhouse with 2 bedrooms and an agricultural warehouse a short distance from the building. The 3.2-ha plot of land, on the other hand, includes an olive grove (9,500 sqm) and a ruin to be restored to create a small guesthouse.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2513 – CASALE RANCO

**TYPE:** rustic farmhouse

**CONDITIONS:** restored

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road (3 km)

**INTERIORS:** 230 square meters (2,475 square feet)

**TOTAL ROOMS:** 5

**BEDROOMS:** 2

**BATHROOMS:** 3

**ANNEXES:** storage, ruin

**MAIN FEATURES:** stone walls, original stone fireplace, wooden fixtures and frames, panoramic pergola, garden, olive trees, ruin to be restored

**EXTERIORS:** 3.2 hectares (7.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** yes, above ground

**ELECTRICITY:** already connected

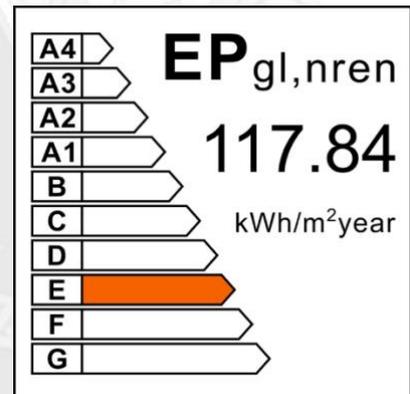
**WATER SUPPLY:** mains water + private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplace



## CLOSEST CITIES AND TOWNS

Closest services (8km; 15'), Anghiari (17km; 20'), Arezzo (23km; 30'), Castiglion Fiorentino (24km; 30'), Monte Santa Maria Tiberina (25km; 40'), Città di Castello (25km; 30'), Cortona (36km; 50'), Tuoro sul Trasimeno (49km; 1h 5'), Montepulciano (70km; 1h 10'), Perugia (76km; 1h 10'), Pienza (77km; 1h 20'), Siena (93km; 1h 25'), Florence (95km; 1h 30'), Monteriggioni (108km; 1h 35'), Lucca (176km; 2h 10'), Pisa (179km; 1h 25')

## CLOSEST AIRPORTS

Perugia San Francesco (75km; 1h 5'), Firenze A. Vespucci (116km; 1h 30'), Forlì L. Ridolfi (122km; 1h 50'), Rimini F. Fellini (152km; 2h 5'), Pisa G. Galilei (177km; 2h 10'), Roma Ciampino (248km; 2h 45'), Roma Fiumicino (262km; 2h 50')

## CASALE RANCO

On the hills between **Anghiari** and **Arezzo**, in a very panoramic position, **restored farmhouse** with **olive grove** for sale. The property (ca. 230 sqm) consists of a small house with 2 bedrooms and a warehouse a short distance from the building. The **3.2-ha plot of land**, on the other hand, includes an **olive grove** (9,500 sqm) and a **ruin to be restored** to create a small guesthouse.

The farmhouse is in a very quiet location, in the middle of the countryside, with services available about 8 km drive near the medieval village of **Monterchi**. Towards Arezzo you can reach the **A1 highway** junction in about half an hour and from there most of the art cities of **Tuscany** such as Florence, Siena, San Gimignano, Lucca, Pisa...

### DESCRIPTION OF THE BUILDINGS

The **farmhouse** (165 sqm – 1,775 sqft, 2 bedrooms and 2 bathrooms) is laid over two floors. On the lower level is the living area with dining room, kitchen and service bathroom, as well as two rooms used as cellar and storage (or garage). Going upstairs, on the other hand, one reaches the sleeping area (with access from outside) consisting of two bedrooms and two bathrooms.

The building has been entirely renovated and has a mix of rustic (such as wooden doors, chestnut lintels and stone fireplace) and modern features.

A short distance from the farmhouse is an **agricultural warehouse** (35 sqm – 377 sqft), very useful for sheltering tools and implements. A **small ruin** (30 sqm – 323 sqft) could be renovated and converted into a small guesthouse.

### EXTERIORS

The farmhouse is surrounded by **3.2 hectares (7.9 acres) of land** on a slight hillside, bordered on the southern front by a forest. Below the house is an olive grove (about 9,500 sqm) with mature trees that allow a small amount of oil to be produced each year for private use.

Next to the house, with direct access from the gate, there is a convenient gravel apron where a few cars can be parked.

In front of the building, in a very panoramic position with views of the surrounding hills, is a wooden pergola with table, a perfect place for outdoor dinners in the pleasant summer climate of Tuscany.















































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