

ORGANIC ESTATE WITH RENOVATED COUNTRY HOUSES FOR SALE IN SANSEPOLCRO, TUSCANY

Sansepolcro – Arezzo – Tuscany

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Interiors
800 sqm

Bedrooms
11 (up to 13)

Bathrooms
12 (up to 14)

Swimming pool
12 × 6 m

Total land
17.0 ha

Olive grove
100 trees

On the hills of Sansepolcro, a short distance from the town and in a very panoramic location, organic estate of 17.0 hectares with Agriturismo. The buildings (about 800 square meters) have all been renovated in a rustic style, with upgrades between 2002 and 2019, allowing the creation of 11 guest bedrooms in addition to a beautiful organic restaurant and a 12 × 6 m swimming pool on a panoramic terrace.

SUMMARY OF THE PROPERTY

REFERENCE #: 2537 – AGRITURISMO VALTIBERINA

TYPE: organic farm with Agriturismo

CONDITIONS: restored (2019)

LOCATION: hilly, panoramic

ACCESS: unpaved road (500 m)

INTERIORS: 800 square meters (8,608 square feet)

TOTAL ROOMS: 35

BEDROOMS: 11 (up to 13)

BATHROOMS: 12 (up to 14)

ANNEXES: shed, guesthouse

MAIN FEATURES: stone walls, wooden beams, original fireplaces, original terracotta floors, veranda, restaurant room, professional kitchen, paved terrace, swimming pool, olive grove, natural springs, photovoltaic system

EXTERIORS: 17.0 hectares (42.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected + photovoltaic system (6 kW)

WATER SUPPLY: private wells + natural springs

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Sansepolcro (4km; 10'), Anghiari (14km; 20'), Città di Castello (23km; 25'), Monte Santa Maria Tiberina (33km; 35'), Arezzo (42km; 45'), Umbertide (44km; 40'), Cortona (57km; 1h 10'), Tuoro sul Trasimeno (68km; 1h 5'), Montepulciano (90km, 1h 25'), Pienza (97km; 1h 35'), Montalcino (111km; 1h 50'), Siena (113km; 1h 40'), Florence (115km; 1h 45'), Lucca (195km; 2h 25'),

CLOSEST AIRPORTS

Perugia San Francesco (73km; 1h), Firenze A. Vespucci (136km; 1h 50'), Grosseto C. Baccarini (178km; 2h 25'), Bologna G. Marconi (182km; 2h 10'), Pisa G. Galilei (196km; 2h 25'), Roma Ciampino (255km; 2h 55'), Roma Fiumicino (269km; 3h)

AGRITURISMO VALTIBERINA

On the hills of **Sansepolcro**, a short distance from the town and in a very panoramic location, **organic estate** of **17.0 hectares** with **Agriturismo**. The buildings (about 800 square meters) have all been renovated in a rustic style, with upgrades between 2002 and 2019, allowing the creation of **11 guest bedrooms** in addition to a beautiful organic restaurant and a **12 × 6 m swimming pool** on a panoramic terrace.

Services are all available in the medieval village of Sansepolcro (about 4 km) where there are banks, supermarkets, and even the hospital. However, the **Tiber Valley**, with its renowned historical centers, is easily navigable (Anghiari, Città di Castello, Monte S. Maria Tiberina, Umbertide...).

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (335 sqm – 3,605 sqft, 7 bedrooms and 8 bathrooms) is a rustic building structured on three levels, all accessible from the outside. Common areas include the restaurant with professional kitchen and panoramic veranda (84 sqm with space for about 130 guests), guest bathrooms and a dining room with bar area on the middle floor. On the top floor, with access from an external staircase, are four bedrooms (two with en-suite bathrooms and two with shared bathrooms). On the ground and first floor we then find two independent apartments:

- **Apt. N°1**: living room with dining area, kitchen and two bedrooms with en-suite bathroom;
- **Apt. N°2**: entrance hall, living room with kitchenette and bedroom with en-suite bathroom.

The **outbuilding** (140 sqm – 1,506 sqft, 4 bedrooms and 4 bathrooms) is located next to the farmhouse, almost attached to the building, and is divided into two independent apartments:

- **Apt. N°3**: living room, kitchen and two bedrooms with en-suite bathroom;
- **Apt. N°4**: living room with kitchenette, two bedrooms with en-suite bathroom and loft;

In addition to the conservative renovation carried out by the owners, all apartments are furnished in keeping with local traditions, with wooden furniture and lofts made where heights allow, so that the number of beds can be increased. Between 2002 and 2019, the property also underwent major upgrades with the re-roofing, the construction of a thermal coat, and the transformation into living areas of the porches with the installation of PVC windows and doors with high thermal seal.

In the pool area, the **pool house** (60 sqm – 646 sqft, up to 2 bedrooms and 2 bathrooms) could be converted into two small apartments for guest use:

- **Apt. N°5**: bedroom with bathroom;
- **Apt. N°6**: living room, kitchen, bedroom and bathroom.

The building also includes an underground **technical room** (20 sqm – 215 sqft), a **dressng room/laundry room** (15 sqm – 161 sqft) and a large solarium spread over two panoramic terraces carved out with stone walls among the olive groves.

The property is completed by an **agricultural shed** (230 sqm – 2,475 sqft) for the shelter of vehicles and equipment, on whose roof is installed a **photovoltaic system** (6 kW) that provides for part of the energy needs of the farm.

The **12 × 6 m swimming pool** is placed in a very panoramic position on a paved terrace. The pool has a maximum depth of 1.70 m with a whirlpool corner and Roman staircase

EXTERIOR

The farm includes about **17.0 hectares (42.0 acres) of land**, distributed on the hillside and with good exposure. In addition to the gardens (4,000 sqm next to the buildings), the farm includes about **100 olive trees** and 1.0 hectare of forest. On the other hand, the rest of the land is devoted to arable land, which is very suitable for planting vineyards.



















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