

Ref. 2546 – **BIANCOLATTE ESTATE**www.romolini.co.uk/en/2546

ORGANIC FARMSTEAD FOR SALE ON THE HILLS BETWEEN FLORENCE AND AREZZO, TUSCANY

Loro Ciuffenna – Arezzo – Tuscany**VIEW ON OUR WEBSITE****Interiors**
1,055 sqm**Bedrooms**
3**Bathrooms**
6**Total land**
87.1 ha**Swimming pool**
16 x 8 m

On the rolling hills of the Florentine Valdarno, in a very quiet and panoramic location, 87.1-hectare estate with restored dairy and farmhouses for sale. The residential buildings have been renovated with extreme taste, creating luxurious and refined environments very suitable for a fine boutique hotel. The farm is mainly engaged in sheep farming with cheese production, but the pasture could be used to plant new crops.

SUMMARY OF THE PROPERTY

REFERENCE #: 2546 – BIANCOLATTE ESTATE

TYPE: estate

CONDITIONS: restored, luxury finishes

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,055 square meters (11,352 square feet)

TOTAL ROOMS: 22

BEDROOMS: 3

BATHROOMS: 6

ANNEXES: several agricultural buildings

MAIN FEATURES: stone walls, terracotta floors, wooden beams, fine finishes, large windows, paved terraces, panoramic swimming pool, sheep barn, dairy, tasting room for farm products, chestnut grove

EXTERIORS: 87.1 hectares (215.2 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: 3 x 2 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

San Giustino Valdarno (8km; 15'), Loro Ciuffenna (9km; 15'), Montevarchi (10km; 15'), Bucine (19km; 25'), Greve in Chianti (37km; 50'), Florence (49km; 50'), Siena (62km; 1h), Pienza (81km; 1h 15'), Cortona (82km; 1h), San Gimignano (94km; 1h 15'), Monteriggioni (97km; 1h 15'), Lucca (130km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (70km; 55'), Perugia San Francesco (126km; 1h 30'), Pisa G. Galilei (131km; 1h 30'), Bologna G. Marconi (152km; 1h 40'), Roma Ciampino (253km; 2h 40'), Roma Fiumicino (267km; 2h 45')

BIANCOLATTE ESTATE

On the rolling hills of the Florentine **Valdarno**, in a very quiet and panoramic location, **87.1-hectare estate** with restored dairy and farmhouses for sale. The residential buildings have been renovated with extreme taste, creating luxurious and refined environments very suitable for a fine **boutique hotel**. The farm is mainly engaged in **sheep farming** with **cheese production**, but the pasture could be used to plant new crops.

Basic services are available in the town of **San Giustino Valdarno** (8 km; 15'), while if you are looking for something more well-stocked, just drive to **Montevarchi** (17 km; 25'). The property is located in a position that makes it easy to visit the most renowned centers of the region (Arezzo, Cortona, Castiglion Fiorentino, Florence, Siena and Montalcino).

DESCRIPTION OF THE BUILDINGS

The **old luxury farmhouse** (145 sqm – 1,560 sqft), isolated from the other buildings, has been renovated and defined with furnishings and finishes that give it a touch of class. Internally, all the rooms have attention to the smallest details, with refined furniture, wooden and stone elements, stained glass windows and decorations that make the whole building enchanting.

- **Ground floor:** reading room, kitchen, relax areas, bathroom and event room;
- **First floor:** two bedrooms with en-suite bathrooms.

In front of the cottage, we find the **3 x 2 m stone swimming pool** with panoramic views, which fits naturally into the surrounding setting making this property a true oasis of luxury.

The **dairy** (120 sqm – 1,291 sqft), complete with milking room and production workshop, is technical room for processing milk to make both fresh and aged cheeses. The building is made entirely out of wood and covered with a roof of tiles. The **tasting room** (120 sqm – 1,291 sqft), located next to the dairy, is equipped with a professional kitchen, bathrooms, and a large hall made with luxurious furniture and carefully detailed decorations.

Higher up, at an elevation of 720 m, is another building intended for **tool shed** (110 sqm – 1,184 sqft) but embellished by luxury finishes. It is a complementary wooden structure and enjoys a unique location, surrounded by meadows and sparse groves of oak species. Next to this building is the **40 x 65 m paddock** covered with silica sand, currently unused.

The farm is then completed by **several stables** (216 sqm – 2,324 sqft) and **two large barns** (284 sqm – 3,056 sqft) in which to store fodder and animal care equipment.

Also part of the farm is a small **townhouse** (60 sqm – 646 sqft) located in the nearby historic village. The house is heated with a wood stove and has wood plank floors.

- **Ground floor:** entrance hall, dining room and kitchen;
- **First floor:** bedroom and bathroom.

To complete the property, several projects have been authorized for the construction of an oil mill, an indoor shed with cellar, barns and a wonderful bio-pool with views of the entire valley.

EXTERIORS

The entire property covers about **87.1 hectares (215.2 acres) of land**, consisting mainly of forest and land for livestock grazing. The forest includes a large portion of **chestnut grove** (4.0 ha), which finds at these altitudes the perfect climate for bearing excellent fruit.

The terrain of the property reaches 800 meters above sea level, with a 360-degree view, where on nice sunny days you can also admire the beauty of **Lake Trasimeno**.

MAP OF THE ESTATE







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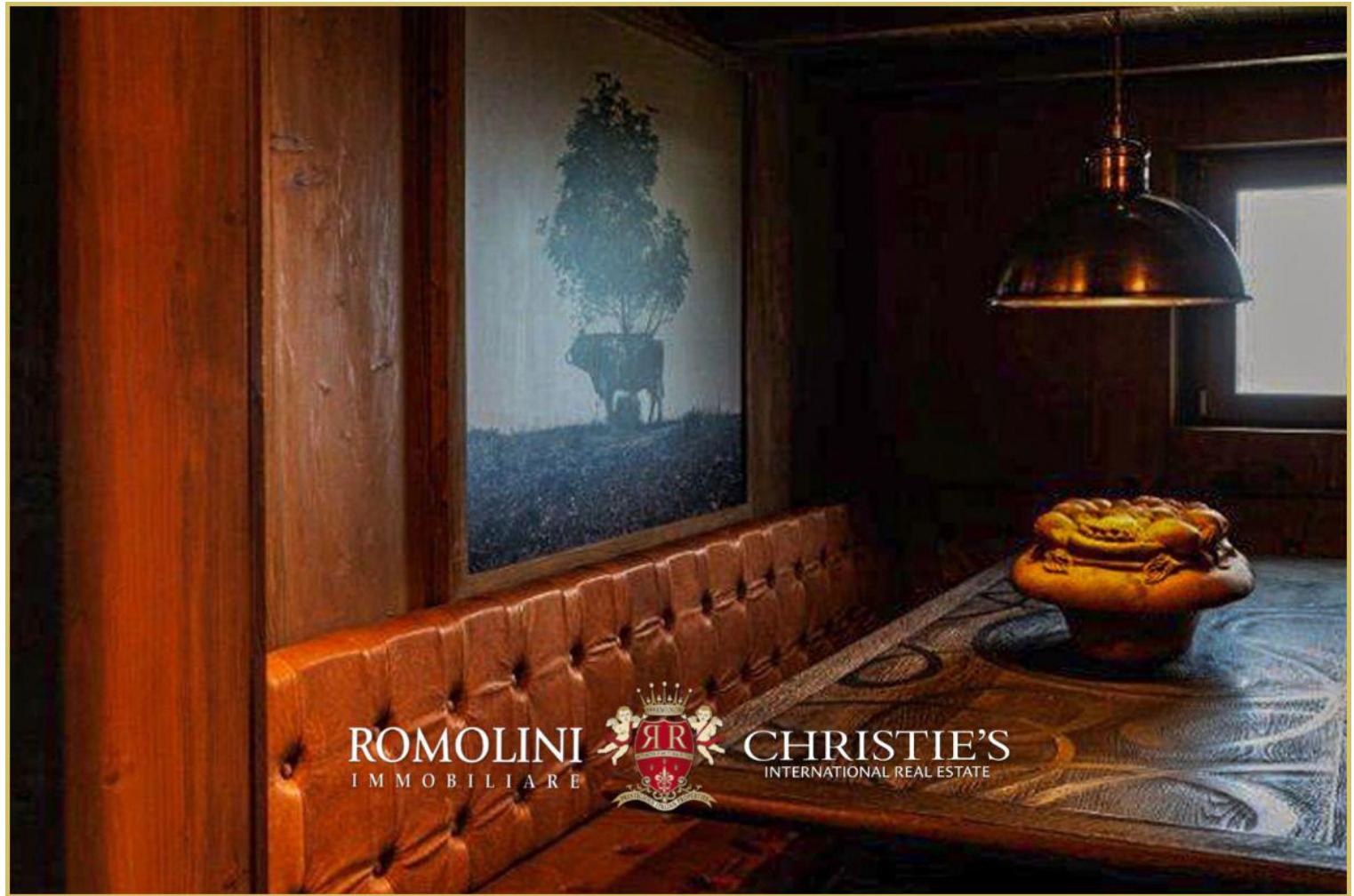
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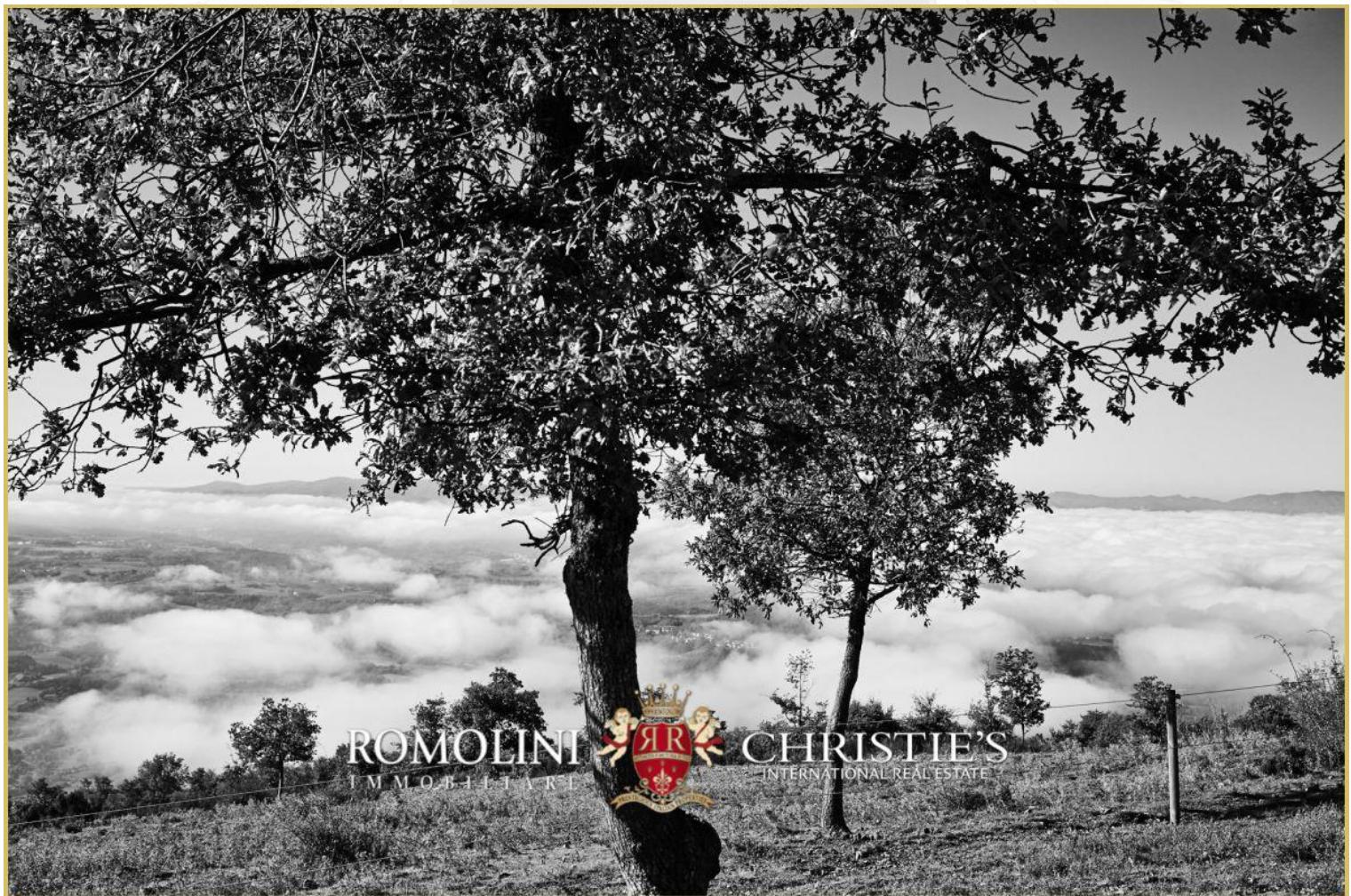
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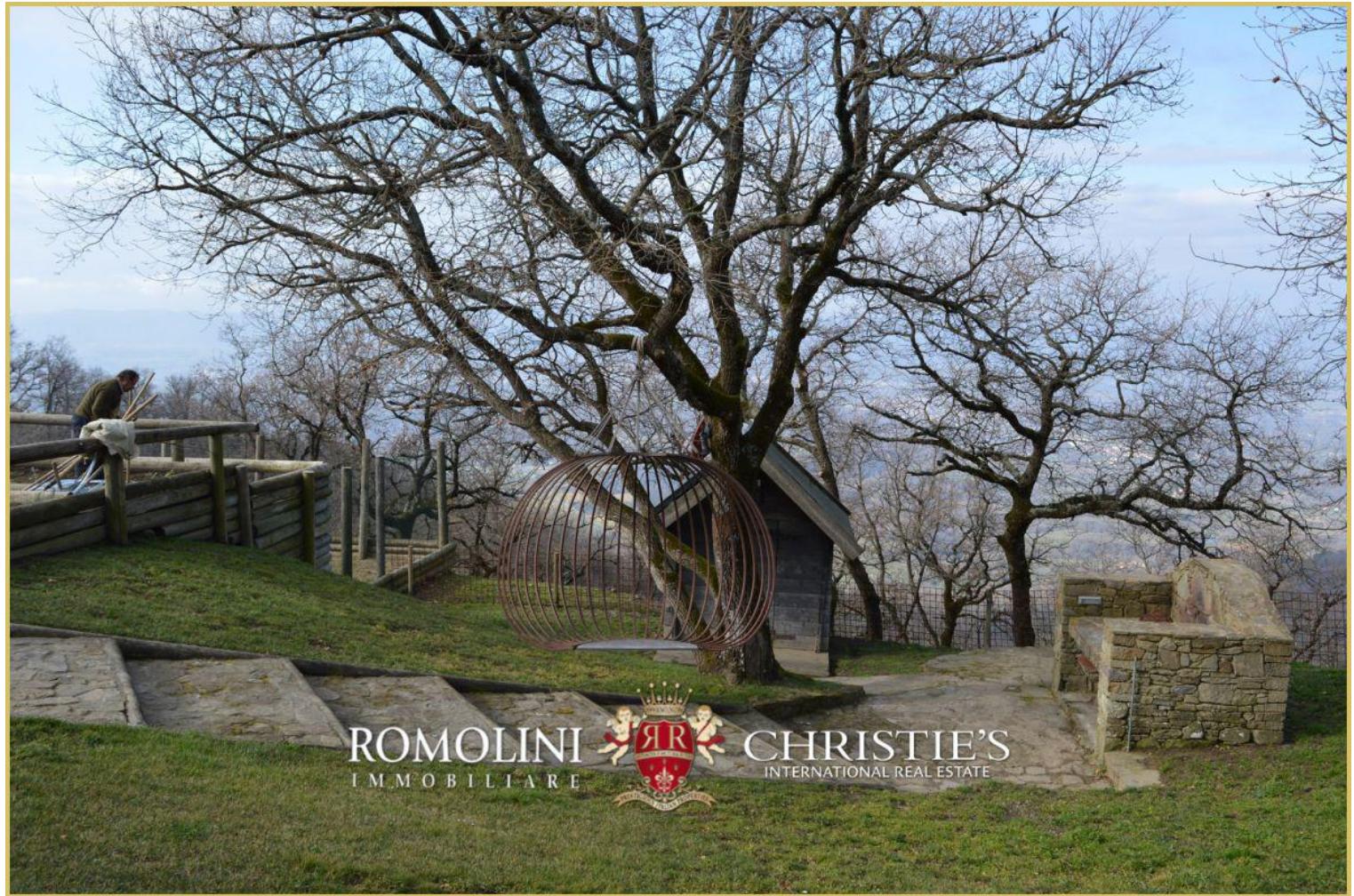
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