

Ref. 2577 – **VILLA GEMMA**[www.romolini.co.uk/en/2577](http://www.romolini.co.uk/en/2577)

## **RESTORED COUNTRY HOUSE WITH POOL FOR SALE IN CASENTINO, TUSCANY**

**Talla – Arezzo – Tuscany****VIEW ON OUR WEBSITE****Interiors**  
358 sqm**Bedrooms**  
6**Bathrooms**  
6**Park**  
7,680 sqm**Swimming pool**  
10 x 5 m

On the hills of the Casentino, in a very quiet and reserved position, a characteristic renovated stone farmhouse with swimming pool and olive grove. The house, very suitable both as a private residence and as a small receptive business, has been entirely adapted to modern standards with an eye to energy efficiency. The 7,680-sqm park includes a 10 x 5 m swimming pool and 100 olive trees.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2577 – VILLA GEMMA

**TYPE:** country house

**CONDITIONS:** restored (2015)

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road (150 m)

**INTERIORS:** 358 square meters (3,852 square feet)

**TOTAL ROOMS:** 11

**BEDROOMS:** 6

**BATHROOMS:** 6

**ANNEXES:** garage

**MAIN FEATURES:** stone and brick walls, wooden beams, ceramic and terracotta floors, loggia, insulating coat, solar panels, garden, tennis court, swimming pool, panoramic view, fenced plot, olive trees

**EXTERIORS:** 7,680 square meters (1.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 10 x 5 m

**ELECTRICITY:** already connected

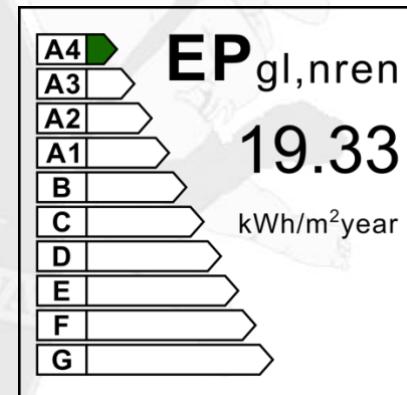
**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** no, only pellet and solar panels

**HEATING SYSTEM:** under the floor + air conditioning



## CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Subbiano (12km; 15'), Bibbiena (13km; 20'), Poppi (19km; 25'), Chiusi della Verna (25km; 35'), Anghiari (37km; 45'), Cortona (53km; 1h 10'), Florence (74km; 1h 20'), Siena (79km; 1h 25'), Pienza (81km; 1h 25'), Monteriggioni (95km; 1h 35'), Volterra (148km; 2h 25'), Pisa (159km; 2h 10')

## CLOSEST AIRPORTS

Firenze A. Vespucci (95km; 1h 25'), Perugia San Francesco (111km; 1h 45'), Forlì L. Ridolfi (113km; 2h 5'), Pisa G. Galilei (156km; 2h), Bologna G. Marconi (177km; 2h 15'), Roma Ciampino (253km; 2h 50'), Roma Fiumicino (267km; 2h 55')

## VILLA GEMMA

On the hills of the **Casentino**, in a very quiet and reserved position, a characteristic renovated stone **farmhouse** with **swimming pool** and **olive grove**. The house, very suitable both as a private residence and as a small receptive business, has been entirely adapted to modern standards with an eye to energy efficiency. The **7,680-sqm park** includes a **10 x 5 m swimming pool** and **100 olive trees**.

The villa, although surrounded by greenery, is not far from a small town with all essential services (2km; 5') and the villages of Bibbiena and Subbiano (20' by car). The Casentino, an area of rare natural beauty, is located between **Florence** and **Arezzo** and many of **Tuscany's** most famous centres can be reached in less than two hours.

### DESCRIPTION OF THE PROPERTY

The **villa** (358 sqm – 3,852 sqft, 6 bedrooms and 6 bathrooms) is on three levels in total and has been recently renovated with particular attention to energy efficiency with the installation of an insulating coat, pellet boiler and solar thermal system (energy class A4) that supply the underfloor heating. The bedrooms on the first floor are also equipped with air conditioning for the summer. The basement can be reached by an internal staircase and is characterized by a large glazed area giving direct access from outside. This room, currently a garage, could be used as a fitness and wellness area with a gym and a whirlpool bath.

The ground floor consists of a large living area with a dining room, equipped kitchen and living room with fireplace. On this level there are also two bedrooms and two bathrooms.

The first floor, on the other hand, is devoted entirely to the sleeping area with four bedrooms, all with en-suite bathrooms. One of the rooms is particularly spacious and also has direct access from outside via stone stairs, as well as being embellished by a splendid panoramic loggia.

The villa is located within an **enclosed park of 7,680 sqm**, where there is a **10 x 5 m swimming pool** (heated) and a regulation **tennis court**. Along the driveway, which is equipped with an automatic gate, approximately **100 olive trees** have been planted to produce a small quantity of excellent oil for private use.

Due to its characteristics, this property lends itself very well to being used both as a private residence with all comforts, and for tourist accommodation use. The owners currently rent the entire property (as a single solution) to groups interested in peace and tranquility in the Tuscan countryside.



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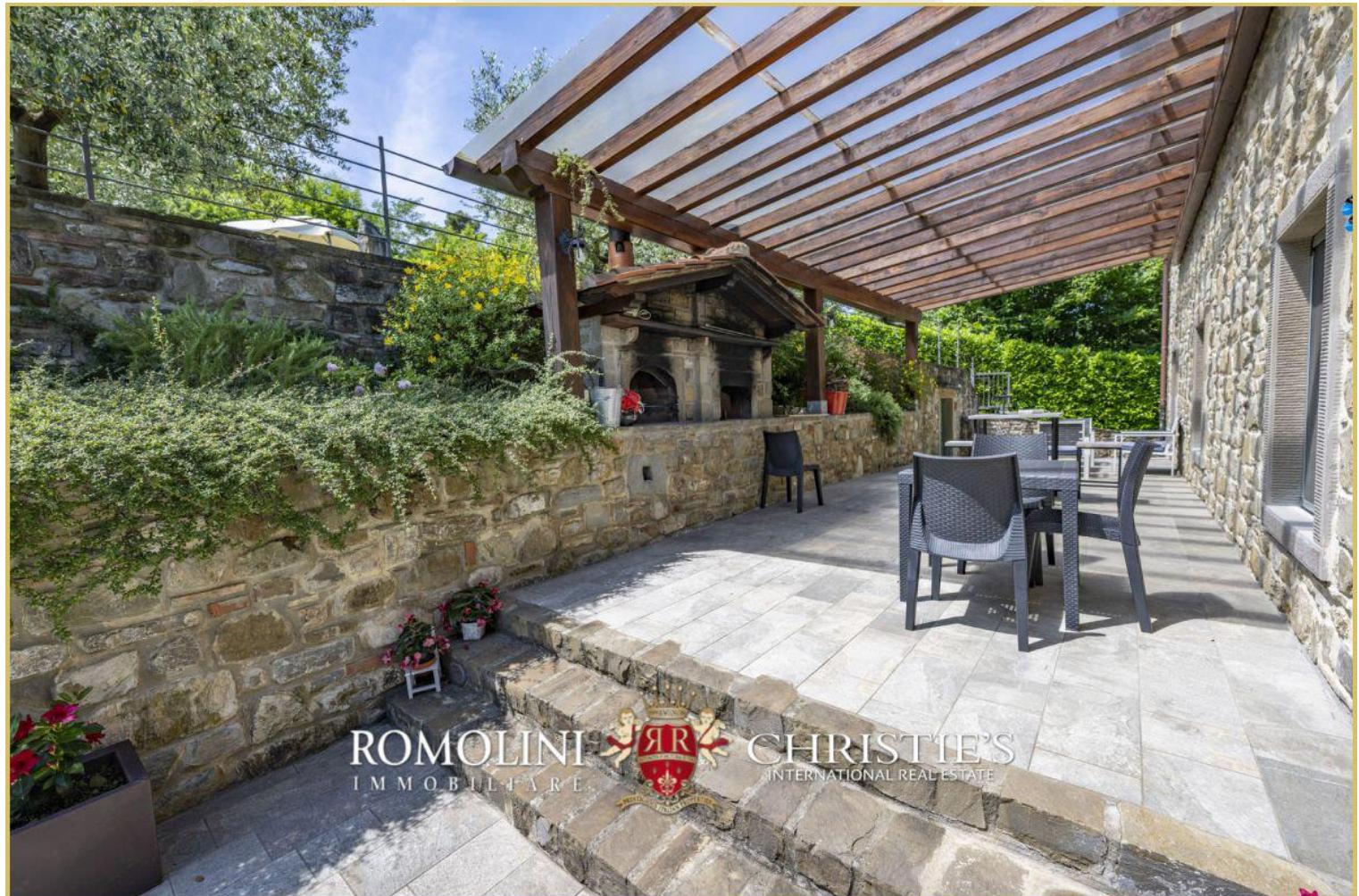
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