

Ref. 2600 – **BORGO PERGINE**www.romolini.co.uk/en/2600

65.9-HA ESTATE WITH VINEYARDS, OLIVE GROVE AND RURAL HAMLET FOR SALE IN TUSCANY

Laterina-Pergine Valdarno – Arezzo – Tuscany**VIEW ON OUR WEBSITE****Interiors**
965 sqm**Bedrooms**
9**Bathrooms**
5**Swimming pool**
13 x 5 m**Total land**
65.9 ha**Vineyards**
4.3 ha**Olive grove**
800 trees

In a panoramic position on the hills of Valdarno Aretino, bordering Chianti, 65.9 ha estate with rural hamlet, swimming pool, vineyard and olive grove for sale. The property (over 900 sq m in total) is in good condition and currently has 9 rooms distributed among the various buildings, very convenient for an accommodation business. Agricultural production (to be restarted) included oil and wine in its time.

SUMMARY OF THE PROPERTY

REFERENCE #: 2600 – BORGO PERGINE

TYPE: estate with rural hamlet

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 965 square meters (10,382 square feet)

TOTAL ROOMS: 27

BEDROOMS: 9

BATHROOMS: 5

ANNEXES: several agricultural and residential buildings

MAIN FEATURES: stone and brick walls, parquet flooring, wooden beam ceiling, fireplace, old oven, cellar, sauna, barbecue, loggia, veranda, electric gate, vineyards, olive trees, sheds

EXTERIORS: 65.9 hectares (162.8 acres)

VINEYARDS: 4.3 hectares (10.6 acres)

OLIVE GROVE: 800 trees

GARDEN: yes, with olive trees and ornamental plants

SWIMMING POOL: 13 x 5 m

ELECTRICITY: already connected

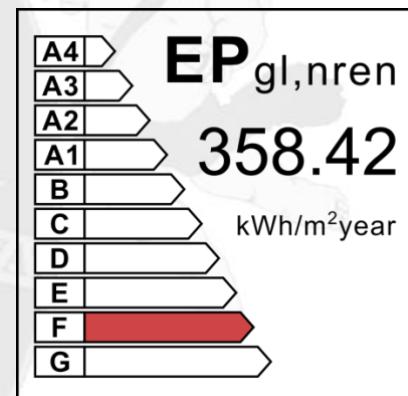
WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: radiators, fireplace, oven



CLOSEST CITIES AND TOWNS

Pergine Valdarno (2km; 5'), Laterina (10km; 17'), Montevarchi (16km; 22'), Arezzo (22km; 30'), Rapolano Terme (33km; 35'), Castiglion Fiorentino (34km; 40'), Cortona (45km; 1h), Siena (49km; 50'), Montepulciano (59km; 1h), Florence (60km; 1h), Montalcino (77km; 1h 16')

CLOSEST AIRPORTS

Firenze A. Vespucci (80km; 1h5'), Perugia San Francesco (112km; 1h 30'), Pisa G. Galilei (141km; 1h 43'), Bologna G. Marconi (162km; 1h 50'), Forlì L. Ridolfi (156km; 2h 24'), Roma Ciampino (237km; 2h 35'), Roma Fiumicino (251km; 2h 40')

BORGO PERGINE

In a panoramic position on the hills of **Valdarno Aretino**, bordering **Chianti**, 65.9-ha **estate** with **hamlet**, swimming pool, vineyard and olive grove for sale. The property (over 900 sqm in total) is in good condition and currently has 9 bedrooms among the various buildings, very convenient for an accommodation business. Agricultural production (to be restarted) included oil and wine. The area is rich in olive groves and very renowned for both extra virgin olive oil and Chianti wine, true excellences of this splendid territory located in the center of the geographical triangle marked by **Arezzo**, **Siena** and **Florence**. The town of Pergine, where the main services are located, is less than 2 km away by car. Florence International Airport can be reached in about an hour.

DESCRIPTION OF THE BUILDINGS

The **villa** (572 sqm – 6,154 sqft, 4 bedrooms and 2 bathrooms), located in the center of the hamlet, is a period building structured on two levels, with the living quarters in the upper part.

- **Ground floor:** wine cellar, tasting area and service kitchen with original oven;
- **First floor:** large kitchen with fireplace, living room with fireplace, panoramic loggia (very suitable for dinners with friends), four bedrooms and two bathrooms

Located in the center of the hamlet, the villa is surrounded by the garden (2,200 sqm) where the **13 x 5 m swimming pool** is located, from which there is a splendid panoramic view. From the garden there is access to a bathroom with shower and sauna. Under a loggia is a fitness area.

Casa Giulia (100 sqm – 1,076 sqft, 2 bedrooms 1 bathroom) is a characteristic stone building in the immediate vicinity of the villa, on three floors.

- **Basement:** cellar (very suitable as an area for aging wines);
- **Ground floor:** living room with loggia, bathroom, dining room with kitchen and veranda;
- **First floor:** two bedrooms.

Slightly detached and towards the valley, **Casa Tiziana** (81 sqm – 871 sqft, 1 bedroom and 1 bathroom) is a small building composed of large living room with fireplace, dining area, kitchen, bathroom and room made in the loft above the living room.

On the east side of the villa, **Casa Giovanna** (212 sqm – 2,281 sqft, 2 bedrooms and 1 bathroom) is a building used partly as a dwelling and partly as a tool and vehicle shed. In the agricultural portion the owner has made a small personal atelier where he cultivates his passion for painting, but this room could easily be converted into a recreational area for guests. The actual dwelling consists of living/dining room, kitchen, two bedrooms and bathroom.

EXTERIORS

The land that is part of this property compendium has an extension of about **65.9 hectares (162.8 acres)** distributed in a single body that, like a casket, protects the small hamlet in the center.

The land is mainly wooded (56.8 ha), but the plots closest to the buildings are cultivated with **olive groves** (about 800 olive trees) and **vineyards** (about 4.3 ha), partly arranged in terraces so as to make the most of the available surfaces.

USE AND POTENTIAL USES

The large extension of the property between olive groves, vineyards and oak woods gives the hamlet a lot of tranquility. The buildings could be used as a private home or (at least in part) for tourist accommodation. The farm status would allow the activity to be set up as an Agriturismo with all the tax advantages that would come with it. The agricultural activity is partly to be restarted but, given the vocation for quality production, could yield great rewards.





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