

Ref. 2635 – **PODERE FIORE**

www.romolini.co.uk/en/2635

6-HA *PODERE* WITH FARMHOUSE TO BE RESTORED FOR SALE IN CASENTINO, TUSCANY

Talla – Arezzo – Tuscany

[VIEW ON OUR WEBSITE](#)



Interiors
250 sqm

Bedrooms
25+

Bathrooms
21+

Total land
6.0 ha

In the hills of Casentino, not far from Talla and Castel Focognano, 6.0-hectare *podere* with farmhouse to be renovated for sale. The main building (230 sqm – 2,475 sqft) is the classic rural property divided into cellars (basement and ground floor) and farmer's house (first floor), entirely to be renovated. The outbuilding (30 sqm – 323 sqft) is located next to the farmhouse and could be converted into a convenient garage.

SUMMARY OF THE PROPERTY

REFERENCE #: 2635 – PODERE FIORE

TYPE: *podere* with farmhouse

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 250 square meters (2,798 square feet)

TOTAL ROOMS: 10

BEDROOMS: up to 6

BATHROOMS: up to 4

ANNEXES: storage

MAIN FEATURES: stone and brick buildings, wooden beams, terracotta floors, original fireplaces, garden to be recovered, rural outbuilding

EXTERIORS: 6.0 hectares (14.8 acres)

GARDEN: to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

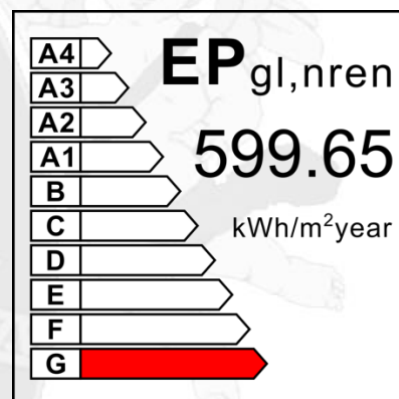
WATER SUPPLY: natural spring

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed



CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Castel Focognano (9km; 10'), 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')

PODERE FIORE

In the hills of **Casentino**, not far from **Talla** and **Castel Focognano**, 6.0-hectare **podere** with **farmhouse** to be renovated for sale. The main building (230 sqm – 2,475 sqft) is the classic rural property divided into cellars (basement and ground floor) and farmer's house (first floor), entirely to be renovated. The outbuilding (30 sqm – 323 sqft) is located next to the farmhouse and could be converted into a convenient garage.

Given the need for substantial recovery and renovation works, with the opportunity one could also think of a complete reorganization of the interior spaces that would allow the creation of up to 6 bedrooms and 4 bathrooms.

The land included in the property constitutes a single body of almost **6.0 hectares (14.8 acres)**: the agricultural land is mostly arable land (about 4.0 ha mostly to be recovered) while the remaining area is devoted to mixed forest (2.0 ha).

Because of its characteristics this property could be greatly enhanced with a renovation, the land around the farmhouse could be recovered and used as a park in which a swimming pool would find its ideal location. The presence of agricultural land and its nature would also allow the development of a small farm and/or Agriturismo.

















ROMOLINI
I M M O B I L I A R E

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com