

Ref. 2652 – **VILLA DANTE**www.romolini.co.uk/en/2652

RENOVATED COUNTRY HOUSE WITH POOL FOR SALE IN POPPI, CASENTINO, TUSCANY

Poppi – Arezzo – Tuscany**VIEW ON OUR WEBSITE****Interiors**
324 sqm**Bedrooms**
4**Bathrooms**
5**Garden**
3,320 sqm**Swimming pool**
12 x 5 m

On the first hills of Casentino, with a stunning view of the Conti Guidi Castle in Poppi, restored farmhouse with swimming pool for sale. The building (324 sqm), in excellent condition, is currently used as a successful holiday home thanks to its location in an area renowned for its unspoiled nature. Outside, the building is accompanied by 3,320 sqm of garden with swimming pool.

SUMMARY OF THE PROPERTY

REFERENCE #: 2652 – CASALE SAN FEDELE

TYPE: country house

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 324 square meters (3,486 square feet)

TOTAL ROOMS: 9

BEDROOMS: 4

BATHROOMS: 5

ANNEXES: no

MAIN FEATURES: stone walls, terracotta floors, wooden beams, porch, ample windows, bright rooms, pool with terracotta sunbathing area, garden, potential for three independent apartments, view of the Conti Guidi castle

EXTERIORS: 3,320 square meters (0.8 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 5 m

ELECTRICITY: already connected

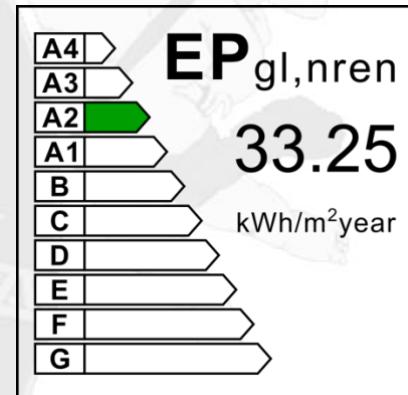
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: wood-burning boiler

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Poppi (2km; 5'), Bibbiena (8km; 10'), Camaldoli (12km; 20'), Chiusi della Verna (33km; 45'), Bagno di Romagna (36km; 50'), Pontassieve (38km; 50'), Arezzo (39km; 45'), Rufina (43km; 55'), Figline e Incisa Valdarno (52km; 1h 10'), Anghiari (52km; 1h), Florence (59km; 1h 30'), Montepulciano (90km; 1h 30'), Pienza (97km; 1h 40'), Siena (100km; 1h 45')

CLOSEST AIRPORTS

Firenze A. Vespucci (80km; 1h 30'), Perugia San Francesco (126km; 1h 50'), Pisa G. Galilei (141km; 2h 10'), Bologna G. Marconi (162km; 2h 10'), Roma Ciampino (268km; 3h), Roma Fiumicino (283km; 3h)

VILLA DANTE

On the first hills of **Casentino**, with a stunning view of the **Conti Guidi Castle** in **Poppi**, restored **farmhouse** with swimming pool for sale. The building (324 sqm), in excellent condition, is currently used as a successful **holiday home** thanks to its location in an area renowned for its unspoiled nature. Outside, the building is accompanied by **3,320 sqm of garden** with **swimming pool**.

The property, well connected by the municipal road system, has all the basic services in the nearby towns of Poppi (2km; 5') and Bibbiena (8km; 10'), allowing at the same time to reach the most famous art cities of **Tuscany** in less than two hours (Chiusi della Verna, Arezzo, Florence, Montepulciano, Siena...).

DESCRIPTION OF THE BUILDING, STATE AND FINISHES

The **farmhouse** (324 sqm – 3,486 sqft, 4 bedrooms and 5 bathrooms) is a recently renovated stone building, arranged on two floors and potentially divisible into three independent units:

- **Ground floor:** dining room with open kitchen and loggia, TV room, large living/playroom with storage room and loft, bedroom and three bathrooms (one with direct access from outside, which can be used as a changing room for the pool);
- **First floor:** large dining/living room with kitchen, three bedrooms and two bathrooms.

The work aimed to preserve the character of the building while adding modern touches and comforts. The typical features of the property are all still detectable (terracotta floors, wooden beams, stone walls) and are integrated by a modern wooden roof that provides better thermal insulation and large glass windows that make the rooms bright and welcoming.

The house is surrounded by **3,320 sqm (0.8 ac) of garden**, which is flat and well-maintained. The building is surrounded by a stone-paved patio, also very suitable for placing tables and chairs and enjoying pleasant summer evenings. The greenery is dotted with trees that provide shade and shelter from prying eyes. From the villa one can enjoy a breathtaking view of the Conti Guidi Castle.

In front of the farmhouse, a few steps from the building, is the **12 x 5 m swimming pool** surrounded by a terracotta solarium.



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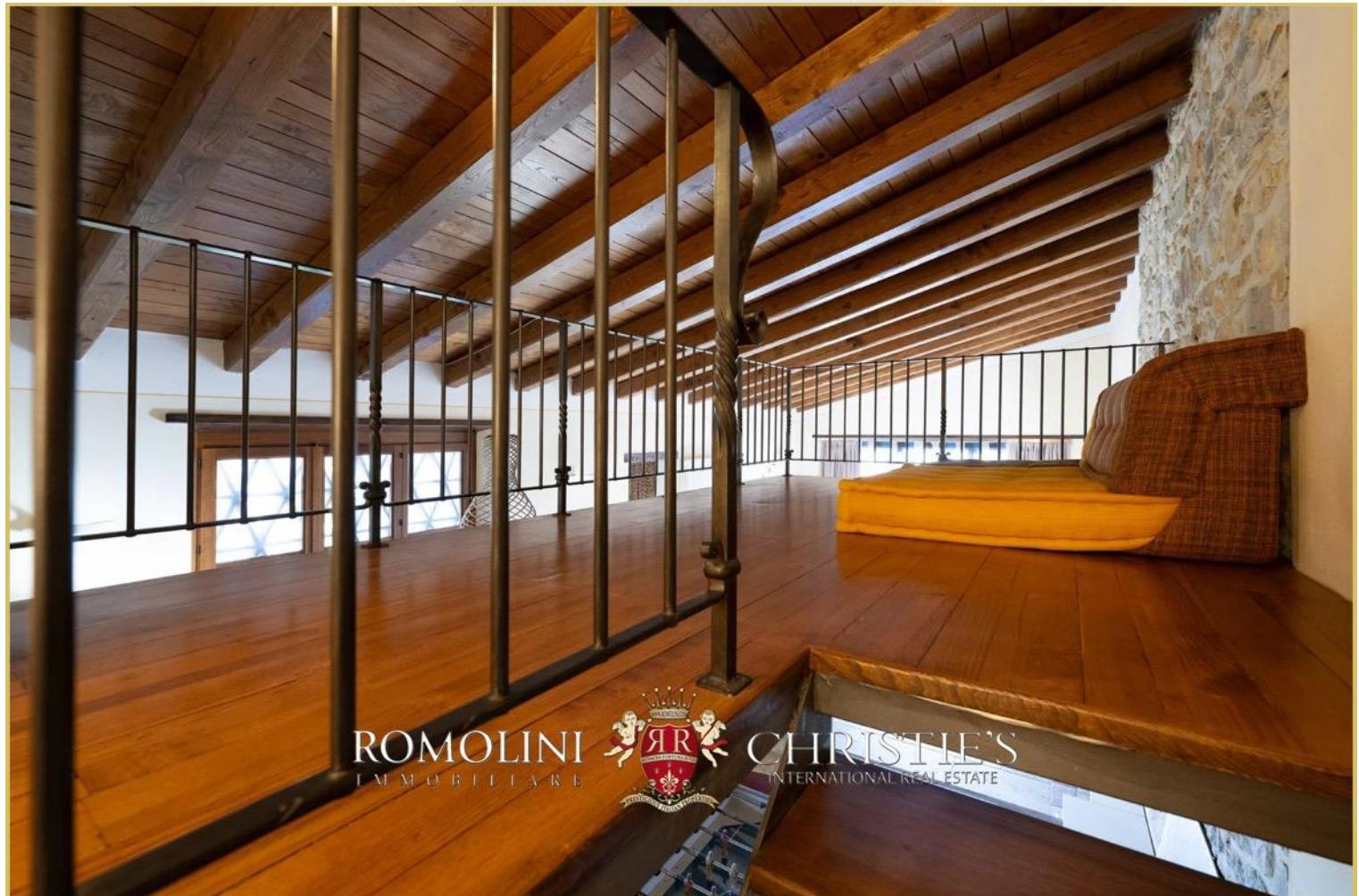
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