

Ref. 2663 – **CASALE ENRICO**[www.romolini.co.uk/en/2663](http://www.romolini.co.uk/en/2663)

## RUSTIC COUNTRY HOUSE WITH POOL AND 54.8 HECTARES OF WOODS FOR SALE IN TUSCANY

**Siena – Siena – Tuscany****Interiors**  
374 m<sup>2</sup>**Bedrooms**  
3**Bathrooms**  
2**Total land**  
54.8 ha**Swimming pool**  
12 × 6 m

In a quiet and isolated location, in a green forest of cork trees, rustic farmhouse with swimming pool for sale. The property (290 m<sup>2</sup>) has been used in the past as a vacation home and accommodation business; although habitable, the building needs some modernization works. Around the buildings lies a garden of 7,100 m<sup>2</sup> surrounded by woods for more than 50 hectares, all within the Val di Farma Nature Reserve.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2663 – CASALE ENRICO

**TYPE:** rustic farmhouse

**CONDITIONS:** habitable

**LOCATION:** hilly

**ACCESS:** unpaved road (2.5 km)

**INTERIORS:** 374 square meters (4,023 square feet)

**TOTAL ROOMS:** 9

**BEDROOMS:** 3

**BATHROOMS:** 2

**ANNEXES:** stables, shed

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta floors, original fireplaces, fenced garden, swimming pool, cork wood, porch, loggia, pergola, solar panels

**EXTERIORS:** 54.8 hectares (135.4 acres)

**GARDEN:** yes, fenced

**SWIMMING POOL:** 12 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 341.51 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Civitella Marittima (19km; 20'), Murlo (28km; 30'), Roccastrada (30km; 30'), Siena (36km; 40'), Buonconvento (42km; 45'), Grosseto (51km; 40'), Montalcino (54km; 50'), Castellina in Chianti (57km; 55'), Colle di Val d'Elsa (58km; 50'), San Quirico d'Orcia (59km; 1h), Volterra (75km; 1h 20'), Florence (104km; 1h 35')

## CLOSEST AIRPORTS

Grosseto C. Baccarini (56km; 45'), Perugia San Francesco (144km; 1h 45'), Pisa G. Galilei (197km; 2h), Bologna G. Marconi (199km; 2h 20'), Roma Fiumicino (219km; 2h 25'), Roma Ciampino (273km; 3h)

## CASALE ENRICO

In a quiet and isolated location, in a green forest of cork trees, **rustic farmhouse** with swimming pool for sale. The property (290 m<sup>2</sup>) has been used in the past as a **vacation home** and **accommodation business**; although habitable, the building needs some modernization works. Around the buildings lies a **garden of 7,100 m<sup>2</sup>** surrounded by woods for more than 50 hectares, all within the **Val di Farma Nature Reserve**.

The property can be reached via an unpaved gravel road of about 2.5 km that ends right at the entrance to the property. Basic services are available in the nearby village (4km, 10') but the location is very convenient for visiting most of the art cities of **Tuscany** (San Galgano, Montalcino, San Gimignano, Volterra).

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (290 m<sup>2</sup> – 3,120 ft<sup>2</sup>, 3 bedrooms and 2 bathrooms) is a rustic building on two levels, in good structural condition but in need of modernization in terms of finishes and installations. The building is furnished with rustic Tuscan-style furniture and, thanks to the fact that it is free on four sides, it offers a remarkable panoramic view of the surrounding cork forests.

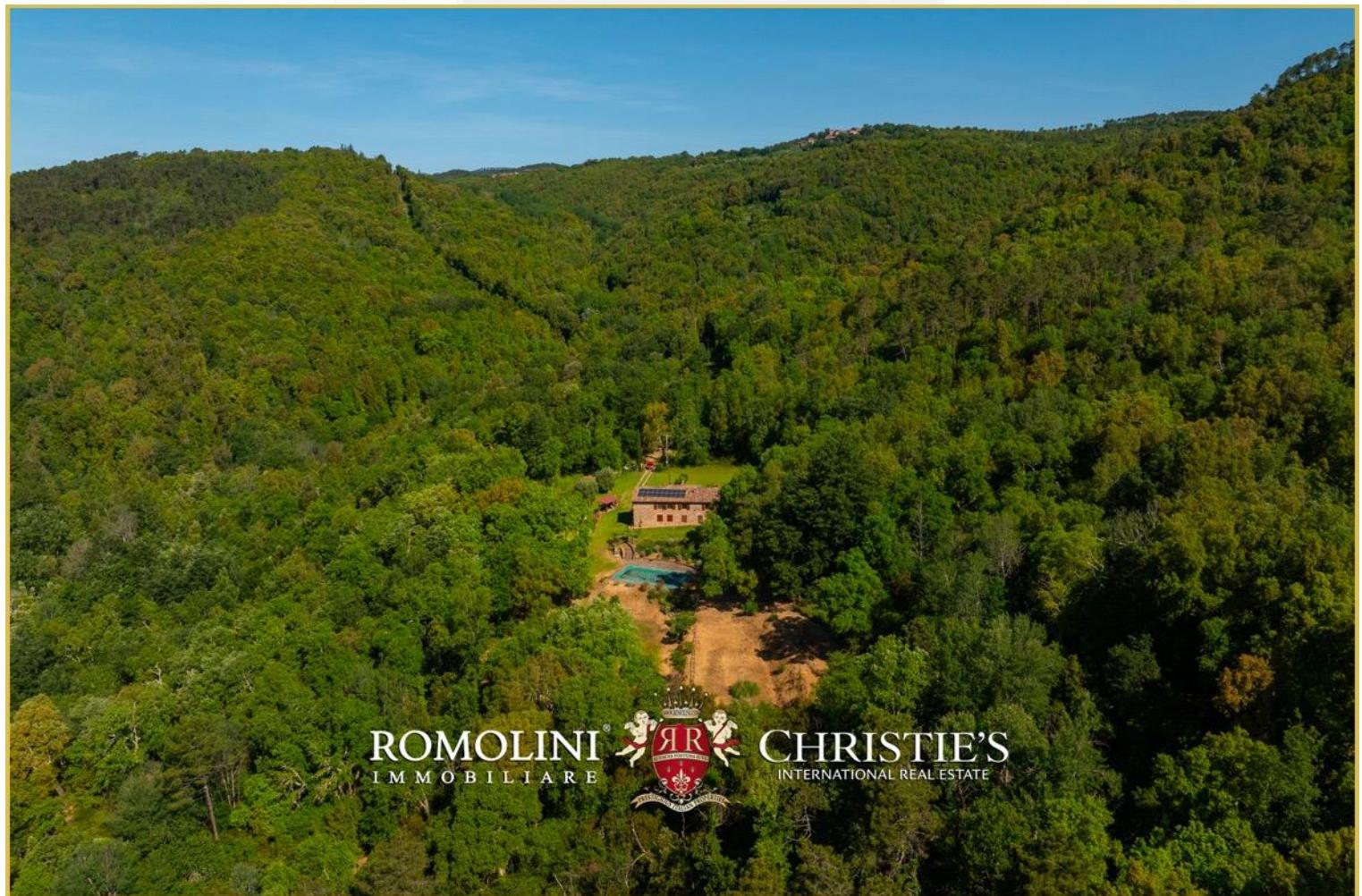
- **Ground floor:** rustic room used as a living room with dining area and access to a porch with table, chairs and antique wood-burning oven, kitchen and bathroom with shower;
- **First floor:** large living room with fireplace and access to a lovely small covered terrace, bright kitchen with dining area for 8 people and access to a small covered terrace, three bedrooms and bathroom.

Completing the property are the old **stables for animals** (43 m<sup>2</sup> – 462 ft<sup>2</sup>) located at the edge of the garden and a **farm shed** (41 m<sup>2</sup> – 441 ft<sup>2</sup>) located in a small clearing in the woods, not too far from the farmhouse.

## EXTERIOR

The property is located a few steps from the **Farma River**, where it is possible to bathe in the various natural pools, and is accompanied by **54.8 hectares (135.4 acres) of land** covered almost entirely by cork forests (which hide within them clearings and old olive trees now abandoned).

The farmhouse is surrounded by **7,100 m<sup>2</sup> of garden**, well-maintained and fully fenced to protect against wild animals. A short distance from the building are a beautiful **12 x 6 m lighted swimming pool** and a pergola with a wood-burning oven, ideal for outdoor dinners and aperitifs.





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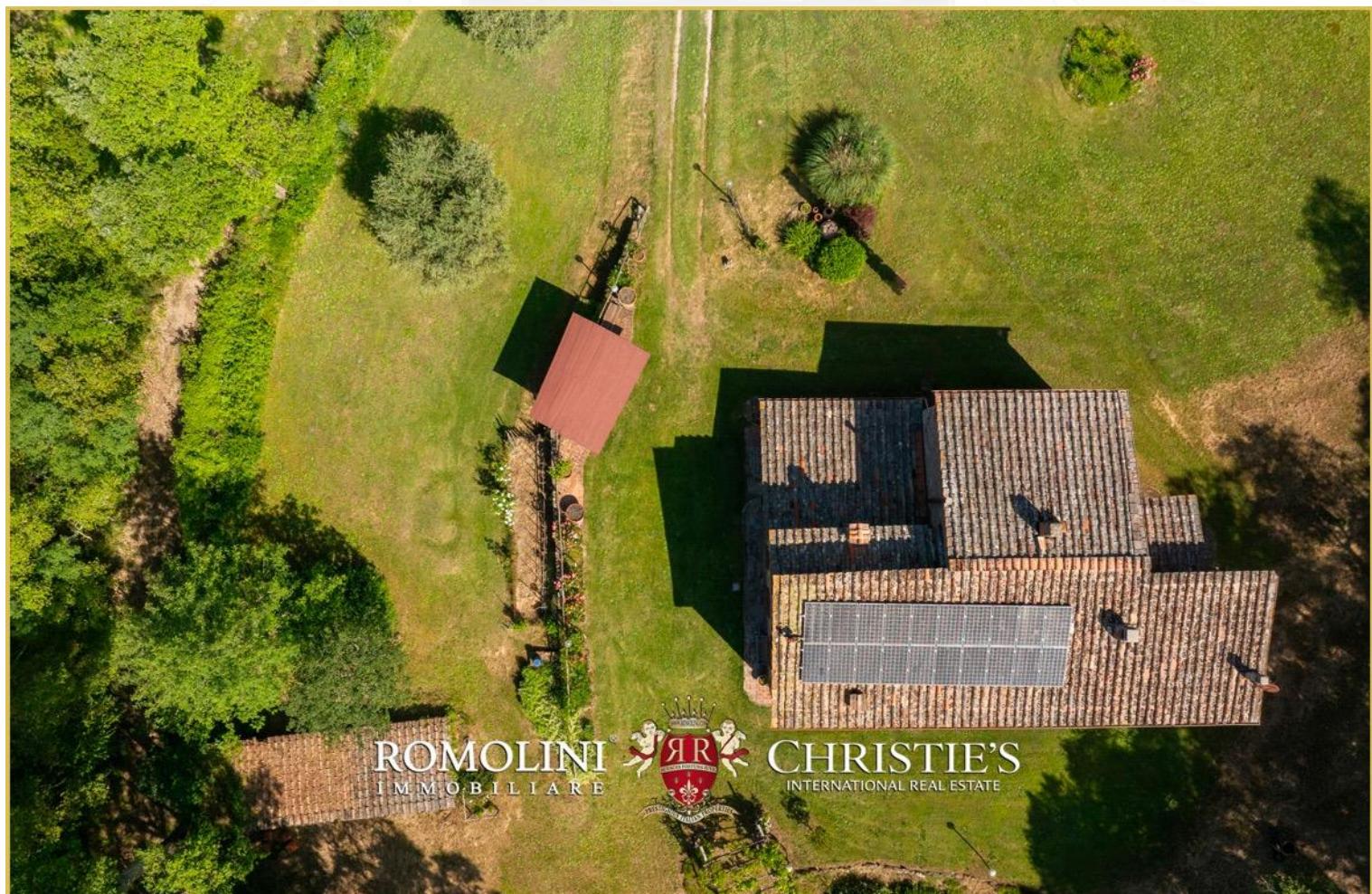
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