

Ref. 2687 – **RUSTICO AMBRA**

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RUSTIC COUNTRY HOUSE TO BE RESTORED FOR SALE IN AMBRA, VALDARNO, TUSCANY

Bucine – Arezzo – Tuscany



Interiors
497 m²

Bedrooms
Up to 5

Bathrooms
Up to 5

Swimming pool
44.9 ha

On the **Valdarno** hills between **Arezzo** and **Florence**, not far from the medieval town of **Ambra**, rustic farmhouse to be restored for sale. The property consists of a group of rural buildings (about 479 m²): in addition to the farmhouse (350 m²) we find in fact two agricultural outbuildings (147 m²) could be easily converted into small guesthouses. All around the farmhouse spreads **44.9 hectares (110.9 ac) of land**, mainly occupied by woods, with several **olive trees** near the house.

The property is reached by a short stretch of unpaved road (850 m) and is just a ten-minute drive from **Ambra**, where all basic services are located. The **A1 highway exit** (Valdarno) is about half an hour from the house and makes it possible to reach Florence in less than an hour.

SUMMARY OF THE PROPERTY

REFERENCE #: 2687 – RUSTICO AMBRA

TYPE: country house

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (850 m)

INTERIORS: 497 square meters (5,348 square feet)

TOTAL ROOMS: 15

BEDROOMS: up to 5

BATHROOMS: up to 5

ANNEXES: guesthouse, barn

MAIN FEATURES: stone walls, wooden beams, terracotta floors, rural outbuildings to be recovered, olive grove, woodland

EXTERIORS: 44.9 hectares (110.9 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Ambra (7km; 10'), Bucine (12km; 15'), Montevarchi (17km; 25'), Montevarchi (22km; 30'), Gaiole in Chianti (31km; 40'), Arezzo (32km; 35'), Castiglion Fiorentino (39km; 45'), Siena (38km; 35'), Monteriggioni (53km; 45'), Montepulciano (55km; 50'), Florence (61km; 1h), Pienza (62km; 1h), Città di Castello (66km; 1h 5'), Montalcino (68km; 1h 5'), Casole d'Elsa (71km; 1h), Volterra (88km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (82km; 1h 5'), Grosseto C. Baccarini (103km; 1h 20'), Perugia San Francesco (108km; 1h 20'), Pisa G. Galilei (142km; 1h 45'), Bologna G. Marconi (163km; 1h 50'), Roma Ciampino (237km; 2h 30'), Roma Fiumicino (252km; 2h 35')







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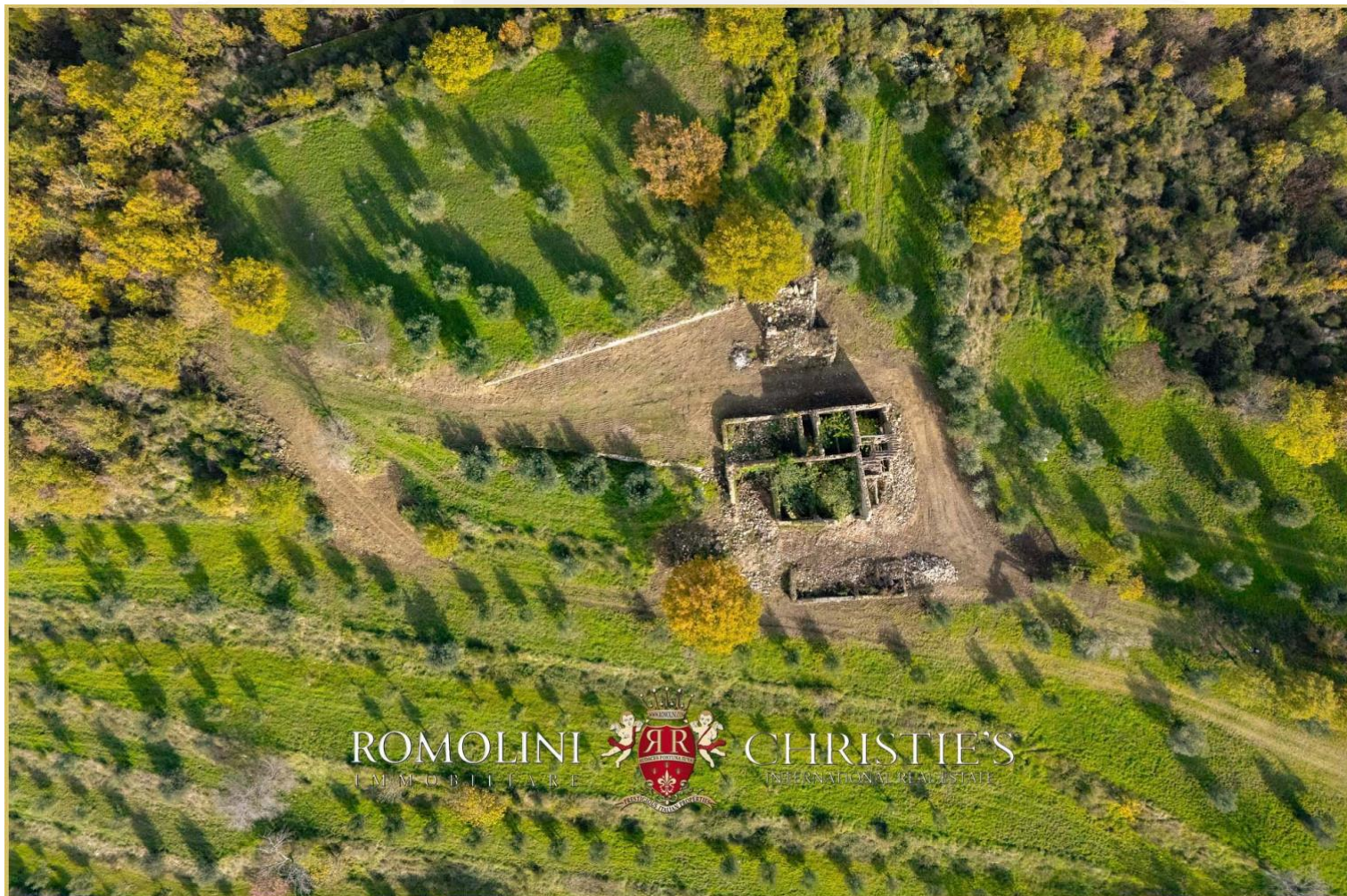
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com