

Ref. 2687 – **RUSTICO AMBRA**[www.romolini.co.uk/en/2687](http://www.romolini.co.uk/en/2687)

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

**Bucine – Arezzo – Tuscany****Interiors**  
497 m<sup>2</sup>**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 m<sup>2</sup>): in addition to the farmhouse (350 m<sup>2</sup>) we find in fact two agricultural outbuildings (147 m<sup>2</sup>) 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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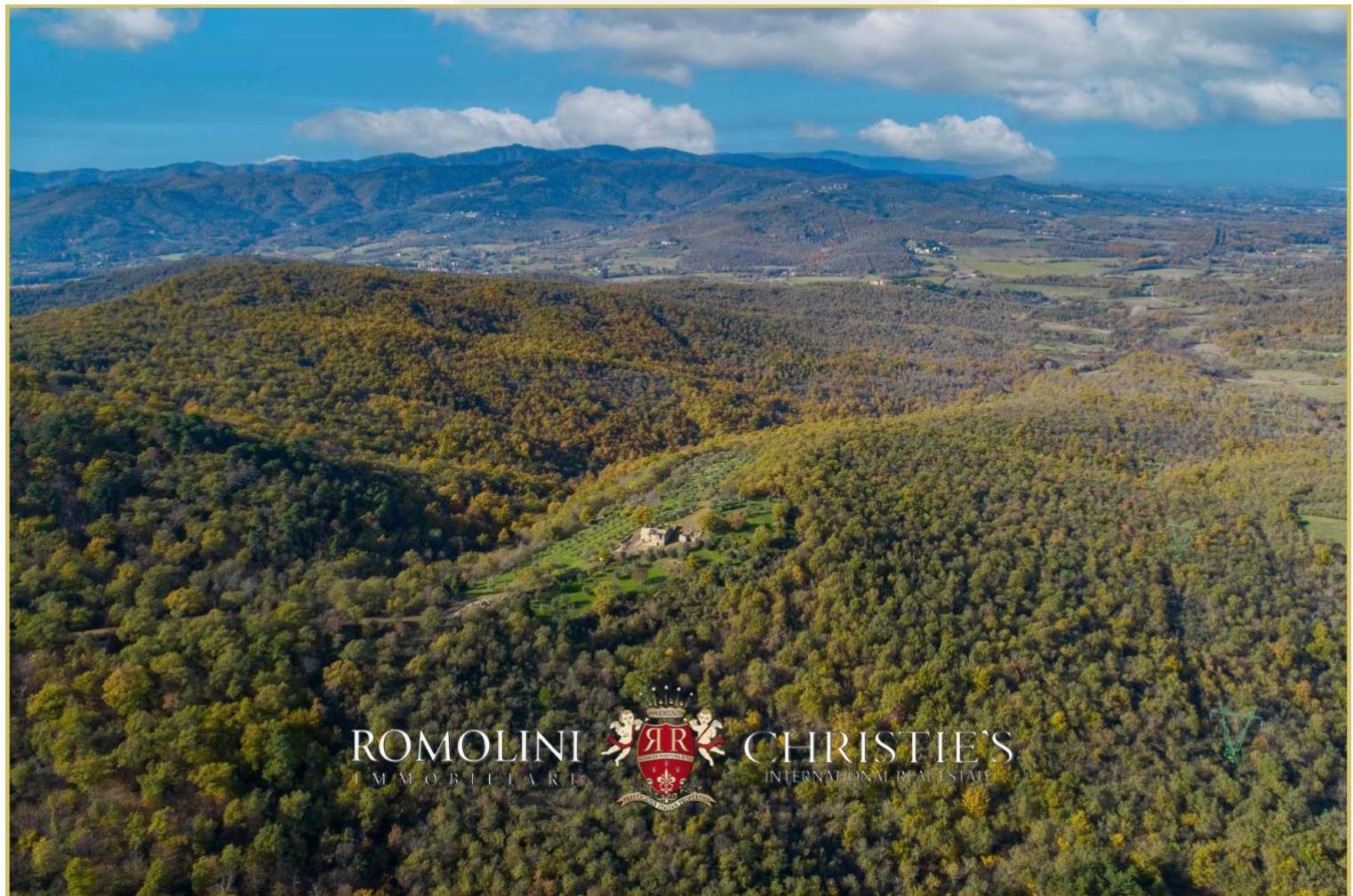
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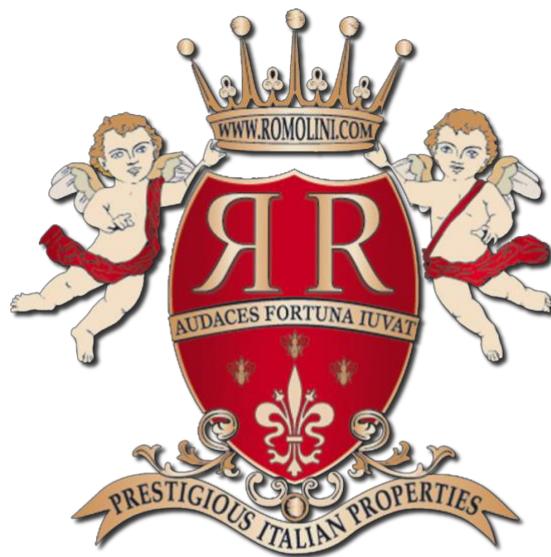
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