

Ref. 2727 – **CASALE BRADAMANTE**[www.romolini.co.uk/en/2727](http://www.romolini.co.uk/en/2727)

## **COUNTRY HOUSE WITH SWIMMING POOL AND DEPENDANCE FOR SALE IN TUSCANY, AREZZO**

**Subbiano – Arezzo – Tuscany****Interiors**  
488 sqm**Bedrooms**  
7**Bathrooms**  
9**Total land**  
7,890 sqm**Swimming pool**  
12 x 6 m

At the gates of Casentino, not far from Subbiano and Castel Focognano, restored farmhouse with guesthouses for sale. The property consists of a main house and two dependances (for a total of 8 bedrooms) surrounded by a beautiful 4,000-sqm garden with a 12 x 6 m swimming pool, solarium and carports.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2727 – CASALE BRADAMANTE

**TYPE:** country house, holiday home

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 488 square meters (5,250 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** 7

**BATHROOMS:** 9

**ANNEXES:** guesthouse, event area

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta floors, brick arches, fireplaces, swimming pool with stone sunbathing area, guesthouse, event area, garden, outdoor barbecue area, photovoltaic system, car port

**EXTERIOR:** 7,890 square meters (1.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected + photovoltaic system (19.9 kW)

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** no

**ENERGY CERTIFICATE:** **A3** (EP<sub>gl, nren</sub> = 41.36 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** air conditioning + heat pump

## CLOSEST CITIES AND TOWNS

Town with services (6km; 10'), Subbiano (8km; 10'), Castel Focognano (9km; 10'), Bibbiena (12km; 15'), Arezzo (20km; 20'), Castiglion Fiorentino (37km; 50'), Cortona (48km; 1h 5'), Montepulciano (71km; 1h 10'), Pienza (78km; 1h 20'), Castellina in Chianti (88km; 1h 40'), Siena (93km; 1h 25'), Florence (95km; 1h 30'), Montalcino (98km; 1h 35'),

## CLOSEST AIRPORTS

Perugia San Francesco (106km; 1h 30'), Firenze A. Vespucci (112km; 1h 30'), Pisa G. Galilei (172km; 2h 20'), Bologna G. Marconi (194km; 2h 20'), Roma Ciampino (249km; 2h 55'), Roma Fiumicino (263km; 2h 55')

## CASALE BRADAMANTE

At the gates of **Casentino**, not far from **Subbiano** and **Castel Focognano**, restored **farmhouse** with guesthouses for sale. The property consists of a main house and two dependances (for a total of 8 bedrooms) surrounded by a beautiful **4,000-sqm garden** with a **12 x 6 m swimming pool**, solarium and carports.

The property is currently operating in the **tourist accommodation circuit** with good results, achieved also thanks to a naturally enviable location but not far from some of the most interesting and famous historical cities in **Tuscany**.

An additional strength is the strategic location, offering easy access to the most important cities of central Italy, starting from nearby **Arezzo**, which is well connected to Florence, Rome, Siena and delightful medieval villages such as Cortona, Anghiari, Montepulciano, Pienza and Montalcino.

## DESCRIPTION OF THE BUILDINGS

Located in the highest part of the park, the **farmhouse** (348 sqm – 3,744 sqft, 7 bedrooms and 7 bathrooms) is on three levels with several separate entrances from outside.

- **Ground floor:** studio apartment with bathroom and double bedroom with private bathroom and independent access;
- **First floor:** three bedrooms with en-suite bathroom, two with a small private sitting area;
- **Second floor:** living room and two bedrooms with bathroom.

Next to the farmhouse is a **small guesthouse** (40 sqm – 430 sqft, 1 bedroom and 1 bathroom) consisting of a studio apartment with guest bathroom.

Next to the pool area, with direct access from the solarium, is the **event area** (100 sqm – 1,076 sqft, 1 bathroom) consisting of a large glazed room with equipped kitchen and bathroom, ideal for convivial moments.

The buildings on the property preserve the authentic Tuscan flavor: finely renovated, they feature an excellent balance between local tradition and the comforts of modernity, with spacious and well-kept spaces, characterized by materials such as wood, terracotta and stone.

The property is also distinguished by the use of modern technologies, which ensure comfort, safety and sustainability, thanks also to the presence of a **photovoltaic system** to produce energy in an ecological and cost-effective way.

## EXTERIOR

The buildings are immersed in a **private park of 4,000 sqm**, fully fenced and arranged on terraces to make the most of the available surface area. A short distance from the house is the **12 x 6 m swimming pool** surrounded by the stone sunbathing area and overlooking the surrounding countryside. Next to the pool is a **laundry room**.

Under the pool terrace, just along the access road, the house has **two large sheds** (220 sqm – 2,367 sqft in total) that allow several cars to be sheltered and support the photovoltaic system.

A small plot of woodland on the western side of the garden (about 3,800 sqm) completes the property.



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