

Ref. 2746 – PODERE CAVALIERE

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COUNTRY ESTATE WITH HORSE STALLS, OLIVE GROVE AND VINEYARDS FOR SALE IN CASENTINO

Bibbiena – Arezzo – Tuscany



Interiors
618 sqm

Bedrooms
3+

Bathrooms
4+

Total land
6.4 ha

Vineyards
3,300 sqm

Olive grove
1,250 trees

In the Casentino valley, not far from Arezzo and Bibbiena, countryside estate of 6.4 ha with farmhouse, horse stables and olive grove for sale. The buildings (618 sqm) are in good condition with the possibility of converting the barn into an additional living unit. Agriculturally, the property can count on 1,250 olive trees and a small vineyard, as well as two horse corrals with stables.

SUMMARY OF THE PROPERTY

REFERENCE #: 2746 – PODERE CAVALIERE

TYPE: rural estate

CONDITIONS: restored (2021)

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 618 square meters (6,649 square feet)

TOTAL ROOMS: 22

BEDROOMS: 3+

BATHROOMS: 4+

ANNEXES: barn, horse stalls

MAIN FEATURES: stone walls, wooden beams, brick arches, original fireplaces, terracotta and wooden floors, horse stalls, small vineyard, olive trees, tree-lined driveway

EXTERIOR: 6.4 hectares (15.8 acres)

VINEYARDS: 3,300 square meters (0.8 acres)

OLIVE GROVE: 1,250 trees

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: natural spring + Artesian well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

ENERGY CERTIFICATE: **A2** (EP_{gl, nren} = 59.31 kWh/m²year)

HEATING SYSTEM: under the floor + radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Bibbiena (7km; 10'), Poppi (10km; 20'), Chiusi della Verna (16km; 25'), Arezzo (28km; 35'), Anghiari (41km; 45'), Montevarchi (44km; 1h), Cortona (56km; 1h 5'), Florence (69km; 1h 30'), Montepulciano (78km; 1h 15'), Pienza (86km; 1h 30'), Siena (97km; 1h 30'), San Gimignano (145km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (113km; 1h 45'), Firenze A. Vespucci (120km; 1h 30'), Pisa G. Galilei (180km; 2h 20'), Bologna G. Marconi (201km; 2h 25'), Roma Ciampino (257km; 3h 10'), Roma Fiumicino (273km; 3h)

PODERE CAVALIERE

In the **Casentino** valley, not far from **Arezzo** and **Bibbiena**, countryside **estate of 6.4 ha** with farmhouse, **horse stables** and **olive grove** for sale. The buildings (618 sqm) are in good condition with the possibility of converting the barn into an additional living unit. Agriculturally, the property can count on **1,250 olive trees** and a **small vineyard**, as well as two horse corrals with stables.



The property is conveniently accessed by arriving from the link road to a nearby town where essential services are located. The tree-lined driveway beyond the gate then leads directly in front of the buildings.

The property is located in the southern part of the valley, in an excellent position for organizing horseback excursions in the Casentino valley and at the same time only 25 km from an important city such as Arezzo, a splendid town of Etruscan origin.

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (295 sqm – 3,174 sqft, 3 bedrooms and 4 bathrooms) is a characteristic stone building, the result of a very careful renovation of an old farmhouse. In the entrance hallway, where there is the staircase for access to the upper floor, the old bread oven has been preserved and is fully functional. On the west side of the farmhouse, the porch allows you to admire beautiful sunsets in the unique setting of the Casentino.

- **Ground floor:** entry, cellars, storage rooms, technical room and bathroom;
- **First floor:** living room with fireplace, dining room, kitchen, three bedrooms, study and three bathrooms.

The farmhouse is accompanied by about **7,000 sqm of garden** on which one could build a swimming pool for guests or place shady gazebos.

Not far from the farmhouse is a small **warehouse** (31 sqm – 333 sqft) to be restored that could be recovered for agritourism accommodation.

The agricultural buildings, partly obtained from the renovation of existing structures and partly newly built, are located on the right side of the farmhouse. The **barn** (140 sqm – 1,506 sqft) is a large two-story building that could be recovered, at least in part, as a guest accommodation unit. Adjacent to the barn, on the other hand, are the **four horse stalls** (42 sqm – 452 sqft in total) and a large **shed** (110 sqm – 1,184 sqft) that is used for storage of hay and work tools.

EXTERIOR

The property extends in its entirety for about **6.4 hectares (15.8 acres)**, concentrated in a single fenced body of mostly flat land. Most of the surface is devoted to the **olive grove** (5.0 ha) consisting of **1,250 recently planted trees**. On the northwestern side of the property, on the other hand, a small **vineyard** (3,300 sqm) has been planted to produce a small amount of wine for personal use.

In front of the stables, areas dedicated to activity with horses have been carved out and consist of a 14 m-diameter roundel and a 22 × 50 m rectangle, both lighted and irrigable.

On the property, in addition to an **artesian well**, there is a **natural spring** and an underground storage tank with a capacity of 10 cu.m (as well as provision for connection to the municipal water supply).



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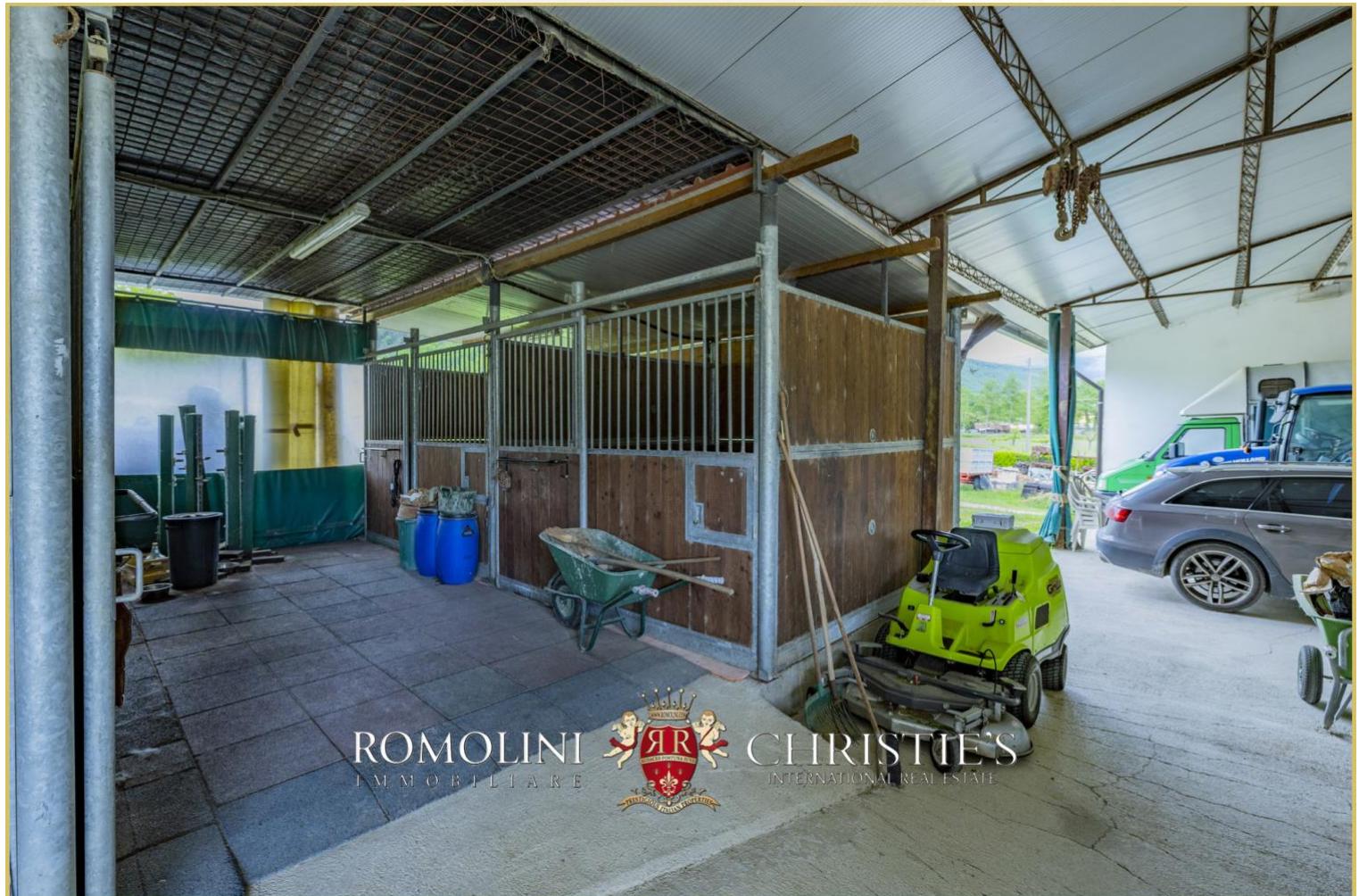
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