

Ref. 2785 – **CASALE DELLA SELVA**www.romolini.com/en/2785

RESTORED FARMHOUSE WITH VINEYARDS & PRIVATE LAKE FOR SALE IN BUCINE, TUSCANY

Bucine – Arezzo – Tuscany**Interiors**
750 m²**Bedrooms**
10**Bathrooms**
11**Swimming pool**
12 × 6 m**Total land**
36.3 ha**Vineyards**
1.7 ha

On the hills of Valdarno at the gates of Chianti, in a very private and quiet location, farmhouse with 36.3 hectares of land for sale. The property, expertly restored while preserving its original appearance, is a horseshoe-shaped building with a characteristic paved courtyard and a 12 × 6 m swimming pool. The surrounding estate covers about 36.3 hectares and includes a vineyard and a private lake.

SUMMARY OF THE PROPERTY

REFERENCE #: 2785 – CASALE DELLA SELVA

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (550 m)

INTERIORS: 750 square meters (8,070 square feet)

TOTAL ROOMS: 19

BEDROOMS: 10

BATHROOMS: 11

ANNEXES: guesthouse

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, ample windows, original fireplaces, paved courtyard, garden, vineyards, olive grove, private lake, tree-lined driveway

EXTERIOR: 36.3 hectares (89.7 acres)

VINEYARDS: 1.7 hectares (4.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: private well + lake for irrigation

TELEPHONE: to be connected

ADSL: yes

GAS: gasoil

ENERGY CERTIFICATE:  (EP_{gl, nren} = 367.60 kWh/m²year)

HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

Closest services (8km; 10'), Castelnuovo Berardenga (14km; 15'), Bucine (16km; 20'), Siena (33km; 30'), Arezzo (40km; 45'), Trequanda (41km; 35'), Buonconvento (48km; 45'), Montepulciano (49km; 45'), Pienza (55km; 55'), Cortona (59km; 50'), Montalcino (61km; 1h), San Quirico d'Orcia (62km; 1h), Florence (78km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (89km; 1h 15'), Perugia San Francesco (103km; 1h 10'), Pisa G. Galilei (149km; 1h 55'), Bologna G. Marconi (171km; 2h 10'), Roma Ciampino (232km; 2h 30'), Roma Fiumicino (245km; 2h 30')

CASALE DELLA SELVA

On the hills of **Valdarno** at the gates of **Chianti**, in a very private and quiet location, **farmhouse** with **36.3 hectares of land** for sale. The property, expertly restored while preserving its original appearance, is a horseshoe-shaped building with a characteristic **paved courtyard** and a **12 × 6 m swimming pool**. The surrounding estate covers about 36.3 hectares and includes a vineyard and a private lake.

The property is reached by a short dirt road (about 550 m) that ends in a characteristic tree-lined driveway with cypress trees. The location, while quiet, allows quick access to the paved road, and basic services are available in the nearby town (8km; 10'). The **A1 highway** interchange is about 40' drive away.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (603 m² – 6,488 ft², 6 bedrooms and 7 bathrooms) is a typical Tuscan-style building with stone walls and exposed bricks. Internally, it was opted to keep the style of the building unaltered with terracotta floors, wooden beams and masonry arches (referring to the original use of the ground floor as stables). Large windows, along with walls with warm colors, ensure bright and welcoming rooms.

The house wraps around a paved central courtyard, ideal for pleasant outdoor convivial moments in summer. The main wing of the building is on two floors: entering from the courtyard, one finds oneself in a large living room with a fireplace and play area. From here one can go to the reading room, a very cozy environment ideal for relaxing. A small hallway leads to the service bathroom and the corridor that, skirting the courtyard, leads to the kitchen and dining room in the other wing of the farmhouse. From the kitchen, one then descends to the basement where there is a pantry and a technical room for equipment.

From the hallway of the main wing, on the other hand, one goes up to the sleeping area where there are four bedrooms with en-suite bathrooms, the master bedroom with a study corner and private bathroom, and a guest room with a bathroom located along the main staircase.

The **guesthouse** (147 m² – 1,582 ft², 3 bedrooms and 4 bathrooms) is a short walk from the farmhouse and is also a well-preserved and renovated rustic-style building. Each floor houses two bedrooms with en-suite bathroom.

Accompanying the farmhouse is a well-kept **3,600-m² garden** that houses a paved terrace near the dining room and the **12 × 6 m swimming pool** with terracotta sunbathing area.

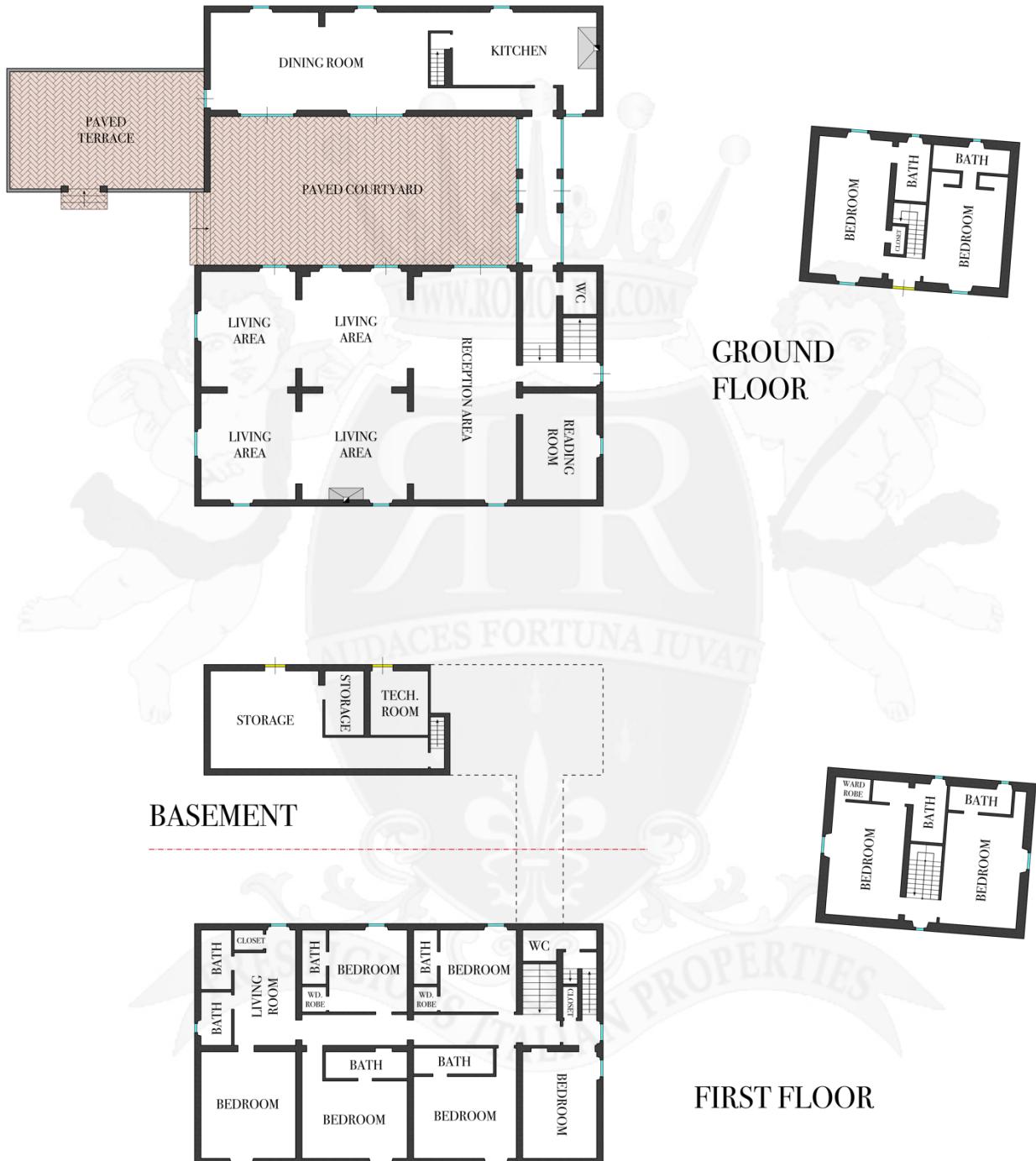
EXTERIOR

The farmhouse is located in the center of an estate of about **36.3 hectares (89.7 acres)**, set on a slight hillside and well exposed. Most of the property is covered by **woods** (24.1 ha) that provide great privacy and offer shady spaces for walking and hiking in the green. Immediately below the house a **small vineyard** (1.7 ha) has been planted to produce a small amount of wine, mostly for personal use.

Downstream of the tree-lined driveway leading to the house is a **private lake** (area of about 1.1 ha) that is used to irrigate the fields.

The rest of the estate is covered by fields and **arable land** (8.2 ha) that could be used to plant new crops or further expand the vineyard due to the good exposure.

FLOOR PLANS OF THE BUILDING



MAP OF THE PROPERTY





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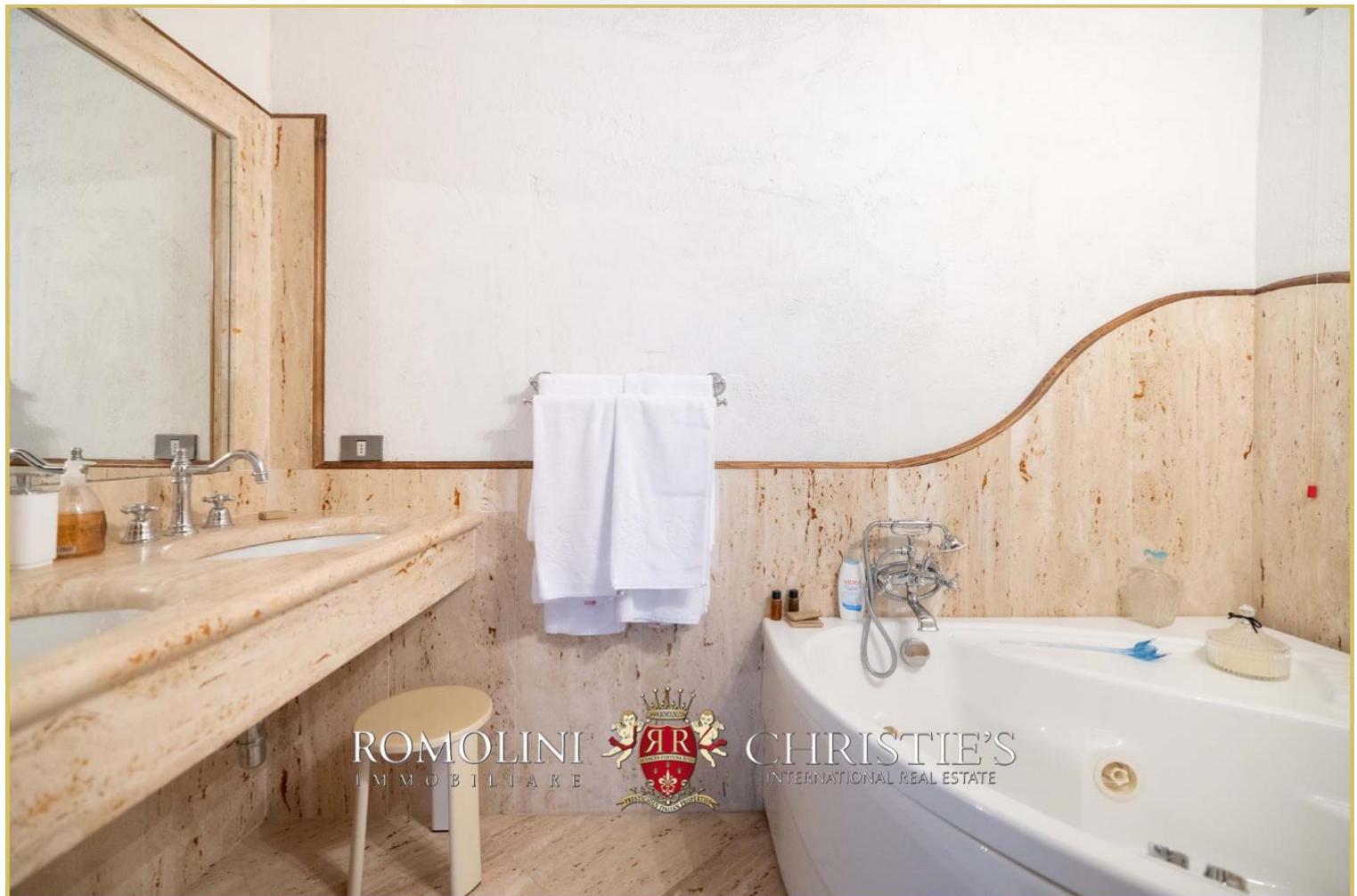
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