

Ref. 2800 – **IL PODERINO**www.romolini.com/en/2800

VILLA WITH HOBBY VINEYARDS AND OLIVE GROVE FOR SALE IN VALDICHIANA, TUSCANY

Civitella in Val di Chiana – Arezzo – Tuscany**Interiors**
434 sqm**Bedrooms**
3+**Bathrooms**
2+**Total land**
4.4 ha**Vineyards**
550 sqm**Olive grove**
8,950 sqm

In a panoramic position on the hills surrounding Civitella in Val di Chiana, small villa with olive grove for sale. The property (over 430 sqm) includes in addition to the house two convenient sheds for vehicles and tools and needs only some modernization work. The 4.4-hectare land around the cottage includes the garden and an olive grove.

SUMMARY OF THE PROPERTY

REFERENCE #: 2800 – IL PODERINO

TYPE: countryside villa

CONDITIONS: habitable, to be modernized

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 434 square meters (4,670 square feet)

TOTAL ROOMS: 14

BEDROOMS: 3+

BATHROOMS: 2+

ANNEXES: storages

MAIN FEATURES: ceramic and terracotta floors, panoramic terrace, fireplace, vehicle garages, garden, panoramic views, hobby vineyard, terraced olive grove

EXTERIOR: 4.4 hectares (10.9 acres)

OLIVE GROVE: 8,950 square meters (2.2 acres)

VINEYARDS: 550 square meters (0.1 acres)

GARDEN: yes, around the villa

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: possible

GAS: gasoil

ENERGY CERTIFICATE:  (EP_{gl, nren} = 433.83 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 10'), Monte San Savino (6km; 10'), Civitella in Val di Chiana (13km; 15'), Arezzo (21km; 25'), Castiglion Fiorentino (23km; 25'), Cortona (35km; 45'), Montepulciano (39km; 40'), Pienza (45km; 50'), Siena (57km; 55'), Montalcino (59km; 1h 10'), Greve in Chianti (74km; 1h 10'), Florence (76km; 1h), Colle di Val d'Elsa (83km; 1h 10'), San Gimignano (103km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (89km; 1h 20'), Firenze A. Vespucci (96km; 1h 10'), Pisa G. Galilei (156km; 1h 55'), Bologna G. Marconi (177km; 2h), Ancona R. Sanzio (197km; 2h 40'), Roma Ciampino (217km; 2h 25'), Roma Fiumicino (231km; 2h 15')

IL PODERINO

In a panoramic position on the hills surrounding **Civitella in Val di Chiana**, small **villa** with **olive grove** for sale. The property (over 430 m²) includes in addition to the house two convenient sheds for vehicles and tools and needs only some modernization work. The **4.4-hectare land** around the cottage includes the garden and an olive grove.

The house is easily accessible via the municipal road system, and the road is entirely paved. Basic services are available in the nearby medieval village (2km; 5') or, a little further away, in Monte San Savino (6km; 10'). The proximity to the **A1 highway junction** then makes it possible to reach Florence in about an hour, ensuring convenient connections to much of Italy.

DESCRIPTION OF THE BUILDINGS

The **villa** (267 m² – 2,873 ft², 3 bedrooms and 2 bathrooms), structured on two floors, is in good structural condition and needs only some modernization work regarding finishes and systems.

- **Ground floor:** living room, kitchenette, service bathroom, technical room, cellar and multipurpose room;
- **First floor:** living room with panoramic terrace, dining room with adjoining kitchenette, three bedrooms and bathroom.

Next to the house is an **outbuilding** (72 m² – 775 ft²) on two floors that includes a small garage and a tool room in the basement.

Below the house, at the edge of the olive grove, a **large shed** (95 m² – 1,022 ft²) allows for sheltering farm equipment and tools used for the maintenance of the olive trees.

EXTERIOR

The house is surrounded by about **1,700 sqm of garden** with a convenient gravel area where several cars can park. In the slope below the house, the land has been terraced with great care and planted with olive **trees** (8,900 sqm) that allow to produce an excellent Tuscan extra virgin olive oil. Next to the shed there is then a **small vineyard** (about 550 m²).

On the north side the property is sheltered by a small forest (2.9 ha) that also ensures privacy and confidentiality.



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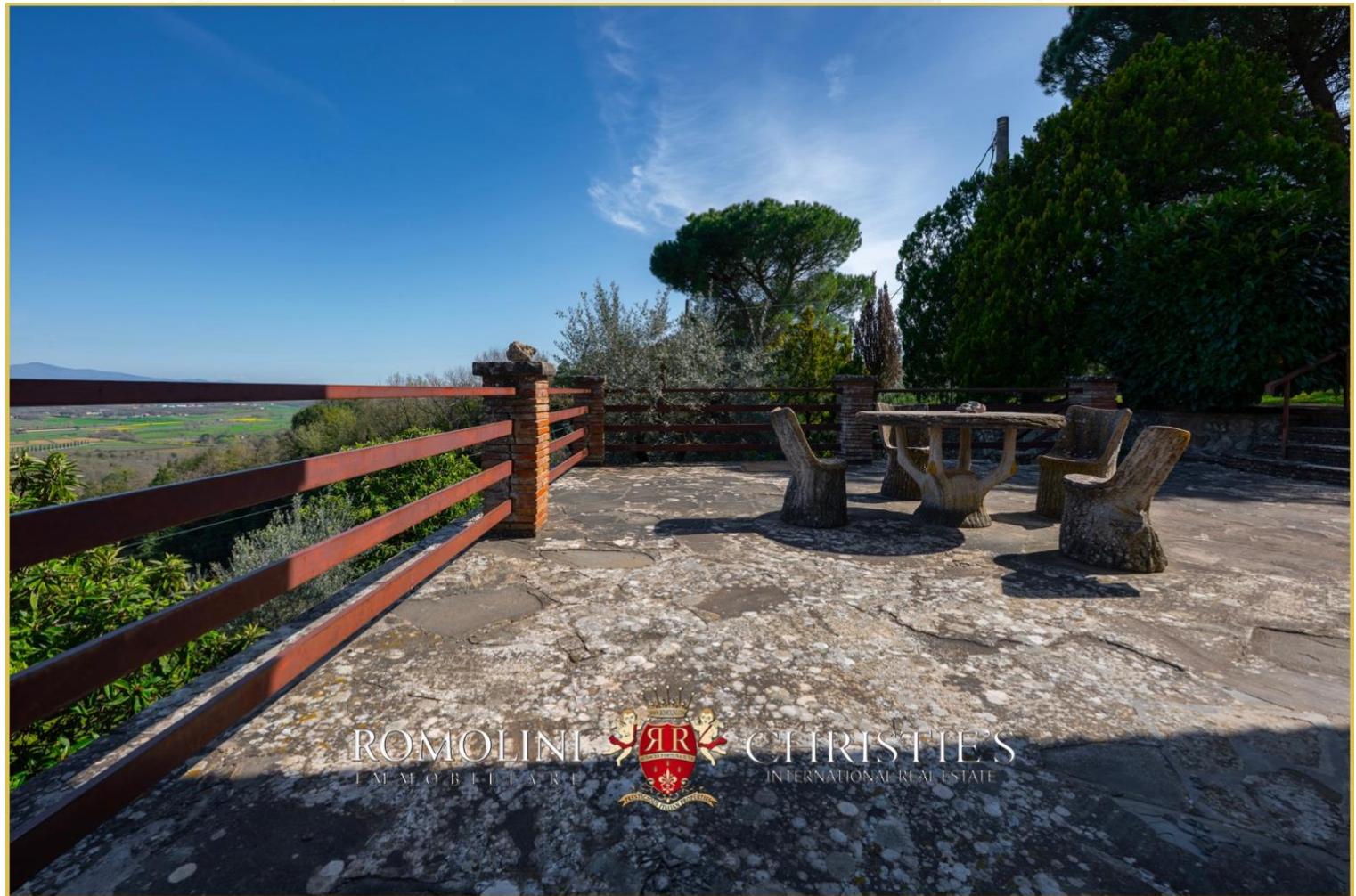




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