

Ref. 2814 – **CASALE COLLEVERDE**[www.romolini.com/en/2814](http://www.romolini.com/en/2814)

## COUNTRY HOUSE WITH POOL AND WELLNESS CENTER FOR SALE IN CASENTINO, TUSCANY

**Bibbiena – Arezzo – Tuscany****Interiors**  
411 sqm**Bedrooms**  
6**Bathrooms**  
8**Total land**  
2.9 ha**Swimming pool**  
10 x 5 m

In a splendid panoramic position on the hills of the Casentino with a view over the Valdarno, not far from Bibbiena and Talla, renovated farmhouse for sale. The house is in excellent condition, skillfully restored while maintaining its rustic character, and enjoys an excellent southern exposure that ensures light all day long. The property includes a park of 11,800 sqm where, in addition to the villa, there is a 10 x 5 m heated swimming pool, a tool shed and a small wellness center.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2814 – CASALE COLLEVERDE

**TYPE:** country house

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 411 square meters (4,422 square feet)

**TOTAL ROOMS:** 13

**BEDROOMS:** 6

**BATHROOMS:** 8

**ANNEXES:** wellness center, storage

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta flooring, original fireplace, panoramic loggia, veranda, pool with stone-paved sunbathing area, wellness center with gym, garden, panoramic views, very convenient location

**EXTERIOR:** 2.9 hectares (7.2 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 10 × 5 (heated)

**ELECTRICITY:** already connected

**WATER SUPPLY:** Artesian well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG + solar panels

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 270.49 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (7km; 10'), Talla (12km; 15'), Bibbiena (13km; 20'), Poppi (18km; 25'), Chiusi della Verna (24km; 35'), Arezzo (29km; 40'), Montevarchi (45km; 1h), Cortona (57km; 1h 10'), Bucine (60km; 1h 10'), Siena (89km; 1h 35'), Florence (110km; 2h 10'), San Gimignano (130km; 2h 15')

## CLOSEST AIRPORTS

Firenze A. Vespucci (106km; 2h 5'), Perugia San Francesco (115km; 1h 40'), Pisa G. Galilei (182km; 2h 45'), Bologna G. Marconi (187km; 2h 40'), Ancona R. Sanzio (218km; 2h 40'), Roma Ciampino (258km; 3h 5'), Roma Fiumicino (272km; 3h)

## CASALE COLLEVERDE

In a splendid panoramic position on the hills of the **Casentino** with a view over the **Valdarno**, not far from **Bibbiena** and **Talla**, renovated **farmhouse** with **swimming pool** and **wellness centre** for sale. The house is in excellent condition, skillfully restored while maintaining its rustic character, and enjoys an excellent southern exposure that ensures light all day long.

The **farmhouse** (330 sqm – 3,551 sqft, 6 bedrooms and 7 bathrooms) is on two levels. The main entrance leads to a large living room where an antique fireplace warms the space. A large panoramic loggia with removable glass-walled openings is the natural complement to the living area, which also includes a well-equipped kitchen. On this floor there are also two bedrooms with en-suite bathrooms and an additional service bathroom.

At present, the connection to the lower floor of the villa is via an external staircase accessible from the living room and the kitchen; on the landing is a fully functioning wood-burning oven. On the lower floor there are two bedrooms with en-suite bathrooms and two spacious suites with private bathroom. All these rooms have independent access to the large park that slopes gently towards the valley.

The property includes a **park of 11,800 sqm** where, in addition to the villa, there is a **10 x 5 m heated swimming pool**, a **tool shed** (36 sqm – 387 sqft) and a small **wellness center** (45 sqm – 484 sqft, 1 bathroom) equipped with a Jacuzzi tub, an emotional shower, a hammam with chromotherapy and *Technogym* tools. A small portion of woodland (1.7 ha) completes the property on the north side.

## MAP OF THE PROPERTY





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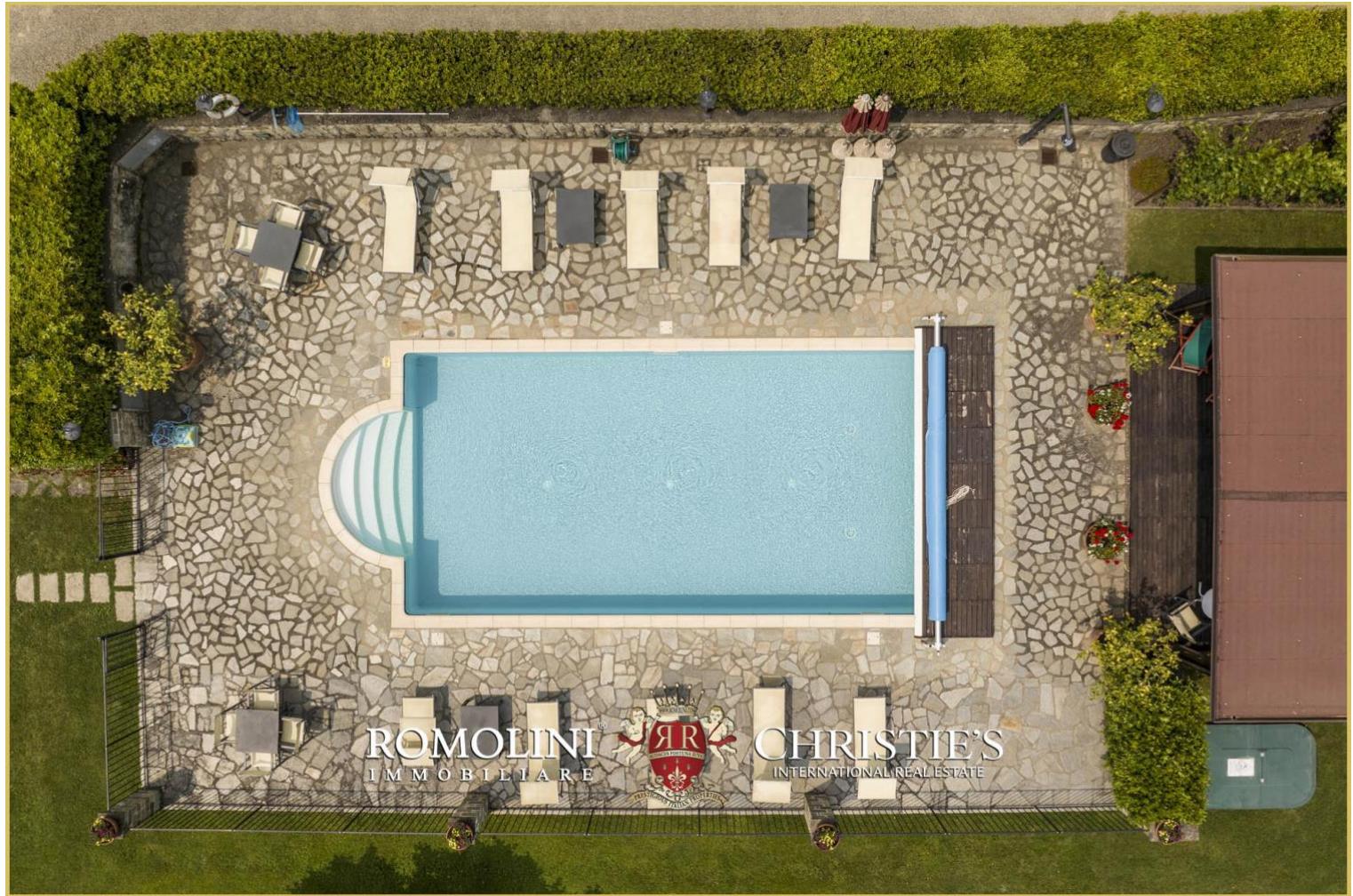


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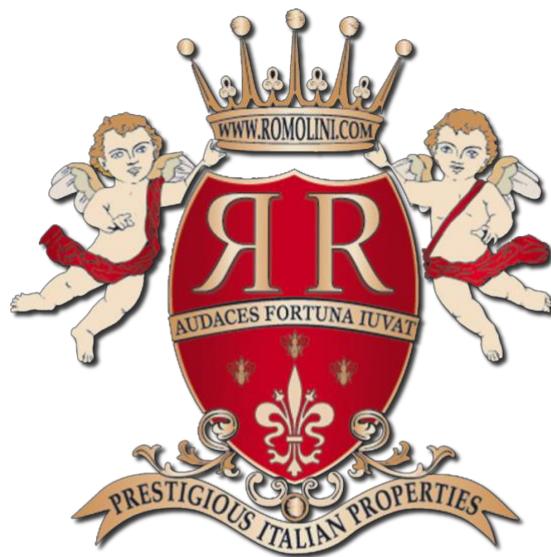
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