

Ref. 2824 – **BORGO BIZANTINO**www.romolini.com/en/2824

RURAL HAMLET WITH MEDIEVAL CHURCH FOR SALE IN CASENTINO, TUSCANY

Talla – Arezzo – Tuscany**Interiors**
X,XXX sqm**Bedrooms**
Up to 35**Bathrooms**
Up to 35**Total land**
122.2 ha

In a very panoramic and quiet location in the Casentino mountains, not far from Talla, rural hamlet to be restored with 112.2 hectares of land for sale. The buildings are located on a rocky outcrop at the confluence of two streams, and the original nucleus of the settlement most likely dates back to the 7th century, when the small church was built. The hamlet is located about twenty minutes from Arezzo, as much from the A1 Valdarno highway exit, and about an hour from Florence and Siena.

SUMMARY OF THE PROPERTY

REFERENCE #: 2824 – BORGO BIZANTINO

TYPE: rural hamlet

CONDITIONS: to be restored

LOCATION: hilly, very panoramic

ACCESS: excellent, paved road

INTERIORS: 2,200 square meters (23,672 square feet)

TOTAL ROOMS: up to 70

BEDROOMS: up to 35

BATHROOMS: up to 35

ANNEXES: several buildings

MAIN FEATURES: stone walls, wooden beams, terracotta floors, wooden fixtures, porches, Romanesque church, panoramic view, natural spring, excellent exposure

EXTERIOR: 112.2 hectares (277.2 acres)

GARDEN: to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: natural spring

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

ENERGY CERTIFICATE:  (EP_{gl, nren} = 376.08 kWh/m²year)

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Talla (5km; 10'), Capolona (16km; 30'), Bibbiena (19km; 30'), Arezzo (27km; 40'), Montevarchi (28km; 40'), Chiusi della Verna (31km; 45'), Reggello (42km; 1h), Cortona (55km; 1h 15'), Siena (72km; 1h 20'), Montepulciano (76km; 1h 20'), Firenze (78km; 1h 30'), Pienza (82km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (89km; 1h 15'), Perugia San Francesco (126km; 1h 45'), Pisa G. Galilei (150km; 2h), Bologna G. Marconi (171km; 2h 15'), Ancona R. Sanzio (230km; 2h 50'), Roma Ciampino (254km; 2h 55'), Roma Fiumicino (268km; 2h 55')

BORGO BIZANTINO

In a very panoramic and quiet location in the **Casentino** mountains, not far from **Talla**, **rural hamlet** to be restored with **112.2 hectares of land** for sale. The buildings are located on a rocky outcrop at the confluence of two streams, and the original nucleus of the settlement most likely dates back to the 7th century, when the small church was built: the area was part of the Byzantine possessions, a last offshoot of the so-called "Byzantine corridor" that connected Ravenna to Rome, and the Greek influence on the church is evident. The road leading up to the property is part of that connecting artery that once united the **Cassia Vetus** (nowadays the Setteponti Road) and the **Flaminia Minor** (then called *Via Romea* once it enters Emilia-Romagna). From the property, **Mount Penna**, on which stands the Franciscan hermitage of La Verna, can be seen in the distance.

The buildings (more than 2,200 m² in total) were later added over the centuries and eventually encompassed what was most likely a small castle placed to defend the road between Casentino and Valdarno. The structure of the hamlet is oriented east-to-west so as to shelter the buildings from the cold winds from the north and denotes great attention to detail.

Importantly, the hamlet was inhabited until relatively recently: sixty people still lived there in the 1970s. One of the features that make the property very interesting is the presence of a virtually endless supply of water thanks to a very rich natural spring that has always bubbled up in the upper part of the estate.

The estate stretches for a total of **112.2 hectares (277.2 acres)**: of these, most are covered by the typical Casentino woods (80.0 ha that also include a chestnut grove) while the remaining area is devoted to arable land (19.8 ha) and pastures (11.7 ha). The presence of a large amount of water, both from the spring and from the two streams, opens the way for multiple possibilities of use of the farm.

The hamlet is located about twenty minutes from Arezzo, as much from the **A1 Valdarno highway exit**, and about an hour from Florence and Siena. In addition, the main access road is entirely paved (except for a last, very short section) and for exclusive use.



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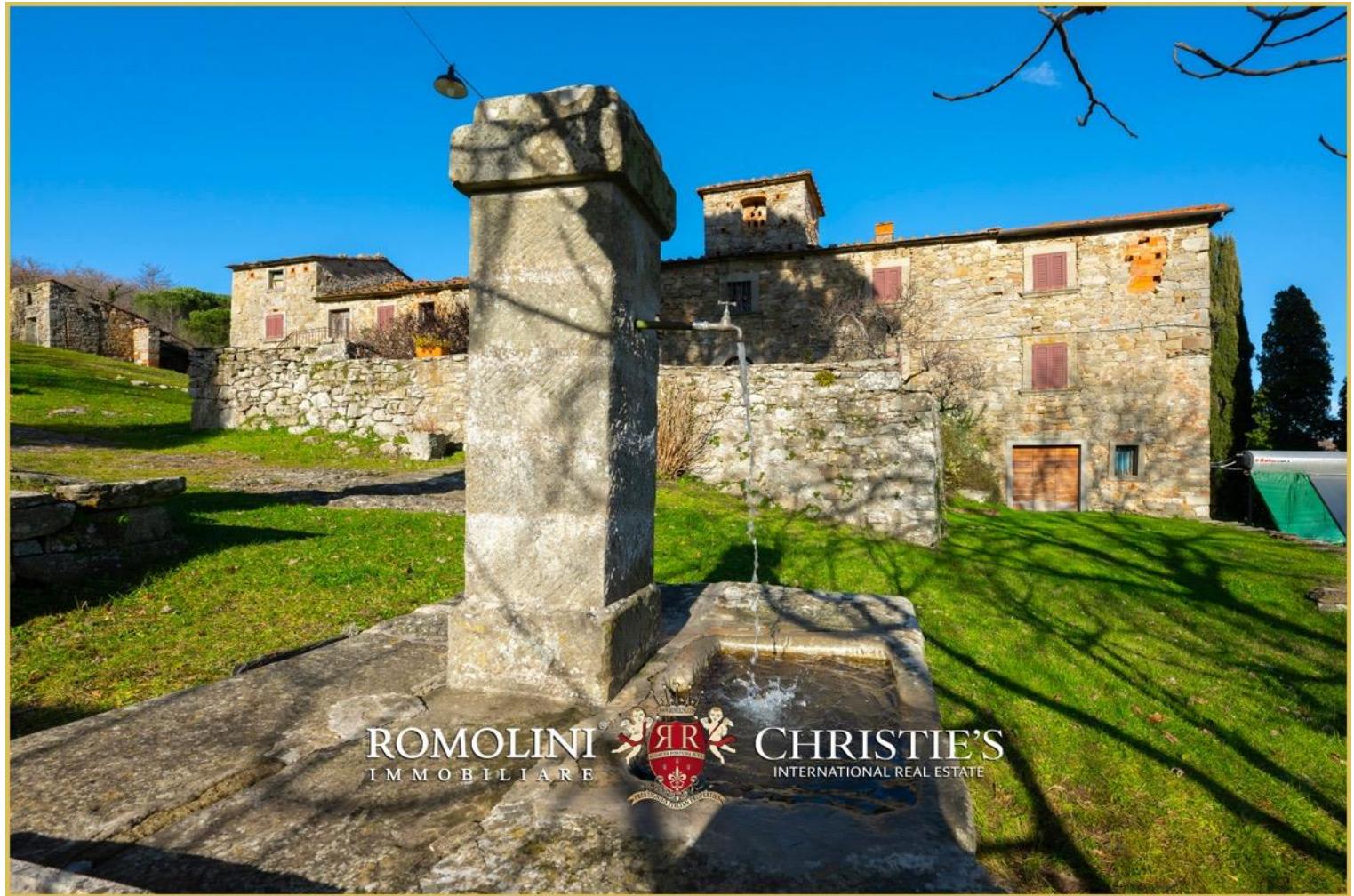
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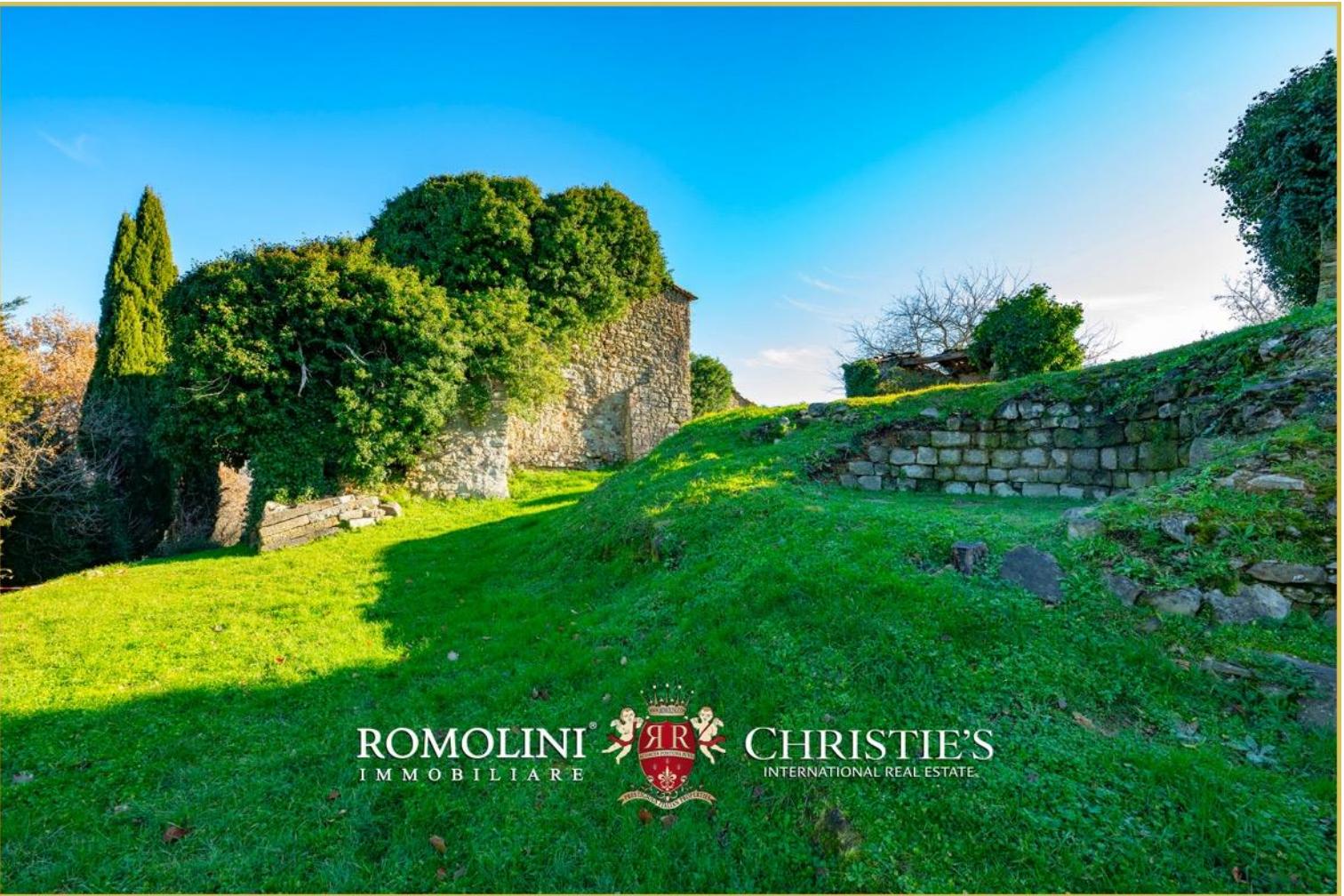
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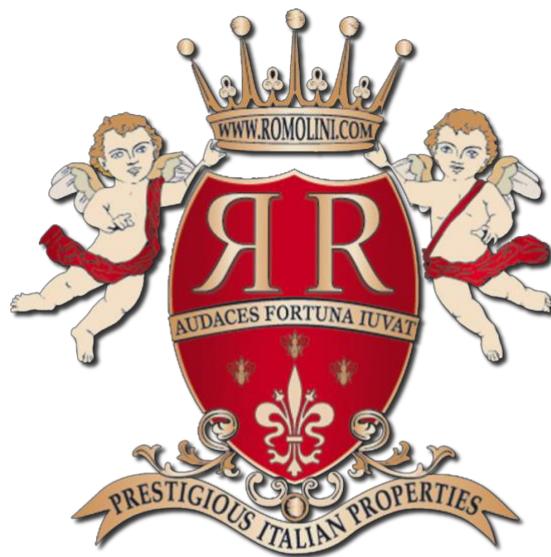
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