

Ref. 2836 – **CASALE CAVRIGLIA**[www.romolini.com/en/2836](http://www.romolini.com/en/2836)

## **RENOVATED COUNTRY HOUSE WITH PANORAMIC VIEWS FOR SALE IN CHIANTI, TUSCANY**

**Bucine – Arezzo – Tuscany****Interiors**  
626 m<sup>2</sup>**Bedrooms**  
5+**Bathrooms**  
2+**Garden**  
8,700 m<sup>2</sup>

In a hilly and panoramic position on the first hills of Chianti, renovated stone farmhouse with for sale. The house is divided into two independent units, while the outbuildings include a convenient garage and a ruin that could become a charming guest house. A park of 8,700 m<sup>2</sup> with panoramic terraces completes the property.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2836 – CASALE CAVRIGLIA

**TYPE:** country house

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (600 m)

**INTERIORS:** 626 square meters (6,734 square feet)

**TOTAL ROOMS:** 21

**BEDROOMS:** 5+

**BATHROOMS:** 2+

**ANNEXES:** technical room, garage, warehouse

**MAIN FEATURES:** stone and brick walls, wooden beams, parquet and terracotta floors, fireplace, garage, paved terrace, loggia, garden, ruin to renovate, panoramic views

**EXTERIOR:** 8,700 square meters (2.1 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 212.39 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Montevarchi (11km; 15'), Gaiole in Chianti (13km; 20'), Bucine (20km; 25'), Figline Valdarno (22km; 30'), Siena (43km; 1h), Arezzo (47km; 45'), San Gimignano (56km; 1h 25'), Florence (64km; 1h 10'), Montepulciano (78km; 1h 10'), Pienza (86km; 1h 20')

## CLOSEST AIRPORTS

Firenze A. Vespucci (75km; 1h), Perugia San Francesco (130km; 1h 35'), Pisa G. Galilei (137km; 1h 45'), Bologna G. Marconi (157km; 2h 10'), Ancona R. Sanzio (233km; 2h 40'), Roma Ciampino (258km; 2h 55'), Roma Fiumicino (271km; 2h 45')

## CASALE CAVRIGLIA

In a hilly and panoramic position on the first hills of **Chianti**, renovated **stone farmhouse** with for sale. The house is divided into **two independent units**, while the outbuildings include a convenient **garage** and a **ruin** that could become a charming guest house. A **park of 8,700 m<sup>2</sup>** with panoramic terraces completes the property.

The property is located in an area of great charm, an oasis nestled among olive groves, vineyards and woods, a short distance from the main services and connections and is accessible via a short stretch of unpaved road in good condition (about 600 m). The closest town can be reached in about 5' by car, the Montevarchi train station (with direct connections to Florence and Rome) in 15' and the Valdarno highway exit in 20'.

## DESCRIPTION OF THE PROPERTY



The **farmhouse** (420 m<sup>2</sup> – 4,519 ft<sup>2</sup>, 5 bedrooms and 2 bathrooms) is a rustic building, renovated keeping the original finishes, but characterized by good brightness (uncommon for historic buildings). Typical elements include original terracotta floors, chestnut beams and exposed stone masonry. The house is currently divided into two independent units plus two cellars on the ground floor.

- **Apt. A:** living room with panoramic terrace, dining room with kitchen and fireplace, two bedrooms, bathroom and laundry room;
- **App. B:** entrance hall, large living room, dining room, kitchen, three bedrooms, walk-in closet (connected to the cellars on the ground floor) and bathroom.

The property is completed by an underground **garage** (71 m<sup>2</sup> – 763 ft<sup>2</sup>), the **technical room** for the systems (32 m<sup>2</sup> – 344 ft<sup>2</sup>) and a **ruin** (103 m<sup>2</sup> – 1,108 ft<sup>2</sup>) recoverable for living purposes.

The farmhouse is surrounded by a well-maintained **8,700-m<sup>2</sup> park** dotted with olive trees and ornamental plants. The terraces offer incredible views of the surrounding countryside and ensure perfect spaces for outdoor moments in summer.



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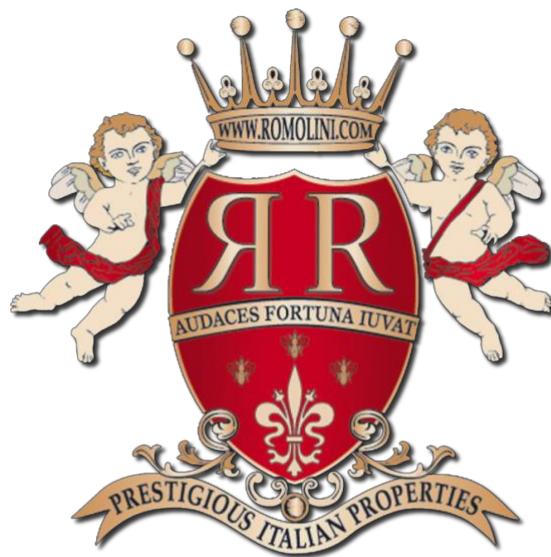


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