

Ref. 2837 – **CASALE VAL DI PESA**

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RUSTIC COUNTRY HOUSE WITH 57.4 HECTARES OF LAND FOR SALE IN CHIANTI, TUSCANY

Greve in Chianti – Florence – Tuscany



Interiors
800 m²

Bedrooms
3 (up to 6)

Bathrooms
3 (up to 5)

Total land
57.4 ha

On the hills between Chianti Classico and Val di Pesa, in a private and reserved position, rustic farmhouse for sale. The building is a beautiful example of a rustic Tuscan house, suitable both as a private home and as an accommodation business. The building is surrounded by 57 ha of land covered with woods and with a large olive grove.

SUMMARY OF THE PROPERTY

REFERENCE #: 2837 – CASALE VAL DI PESA

TYPE: rustic country house

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 800 square meters (8,608 square feet)

TOTAL ROOMS: 17

BEDROOMS: 3 (up to 6)

BATHROOMS: 3 (up to 5)

ANNEXES: agricultural outbuildings

MAIN FEATURES: stone and brick walls, wooden beams, original stone and terracotta floors, fireplaces, *pietra serena* staircases, paved courtyard, panoramic tower, wooden frames, garden, rustic buildings to be restored, olive grove

EXTERIOR: 57.4 hectares (141.9 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 456.72 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (6km; 10'), Greve in Chianti (9km; 20'), San Casciano in Val di Pesa (16km; 20'), Poggibonsi (20km; 25'), Florence (32km; 50'), San Gimignano (33km; 45'), Monteriggioni (35km; 35'), Empoli (40km; 50'), Castelfiorentino (43km; 45'), Figline Valdarno (49km; 45'), Siena (51km; 50'), Monte San Savino (104km; 1h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (45km; 40'), Pisa G. Galilei (90km; 1h 20'), Bologna G. Marconi (127km; 1h 40'), Perugia San Francesco (164km; 2h), Roma Ciampino (293km; 3h 10'), Roma Fiumicino (307km; 3h 15')

CASALE VAL DI PESA

On the hills between **Chianti Classico** and **Val di Pesa**, in a private and reserved position, **rustic farmhouse** for sale. The building is a beautiful example of a rustic Tuscan house, suitable both as a **private home** and as an **accommodation business**. The building is surrounded by **57 ha of land** covered with woods and with a large **olive grove**.

The property is reached by a short stretch of unpaved road in excellent condition (about 1 km) through the woods, and basic services are available in the nearby village (6 km; 10'). The house is about halfway between **Florence** and **Siena** (50' by car), in the heart of **Tuscany**, which makes it possible to reach most of the region's art cities in a short time.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (572 m² – 6,155 ft², 3 bedrooms and 3 bathrooms) is a rustic building on three floors which maintains its salient features, among which the characteristic stone walls and floors, natural wooden beams and classic fixtures of the area. The building has a scenic paved courtyard, very suitable for outdoor dining in summer.

- **Ground floor:** large dining room with kitchen, living room, bathroom and five rooms currently used as cellars but potentially convertible into common areas and/or bedrooms;
- **First floor:** living room, reading room with loft, three bedrooms and two bathrooms;
- **Second floor:** panoramic turret with studio (or room).

Next to the farmhouse are the **old barn** (126 m² – 1,356 ft²) and the **former pigsty** (37 m² – 398 ft²), which could be renovated or used as volumes for the construction of a small guesthouse. A **tool shed** (65 m² – 699 ft²) is then located in a defiladed position from the main body.

EXTERIOR

The property is surrounded by **57.4 hectares (141.9 acres)** of land in a hilly position, mostly covered by woods typical of the area (48.8 ha). Surrounding the farmhouse is a flat area used as a **garden** (1,780 m²) that could accommodate a swimming pool and/or pergolas. The rest of the property is covered by an **olive grove** (4.5 ha) and portions of **arable land** (3.9 ha) that could easily accommodate a vineyard due to the wine vocation of the area.









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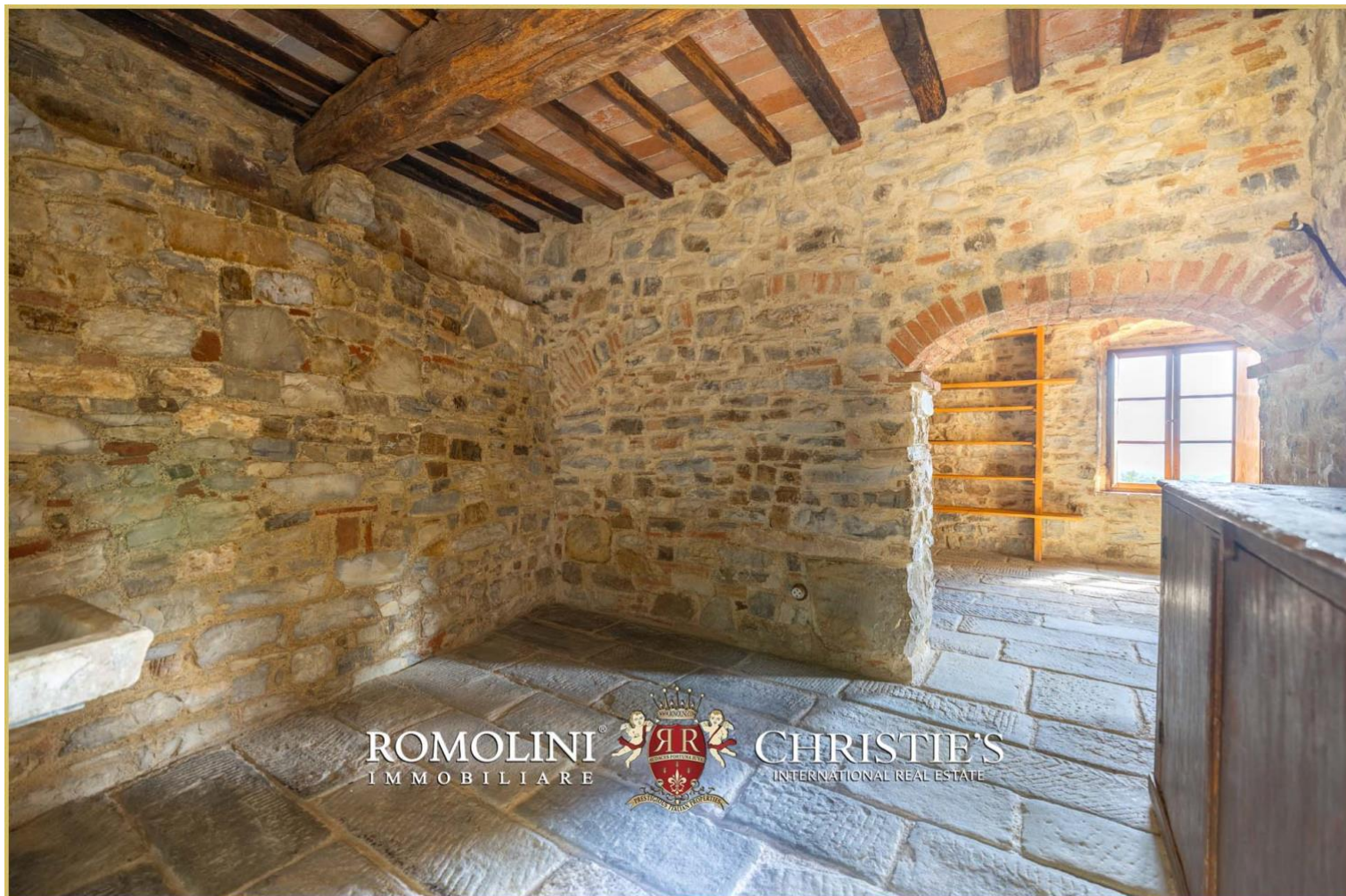


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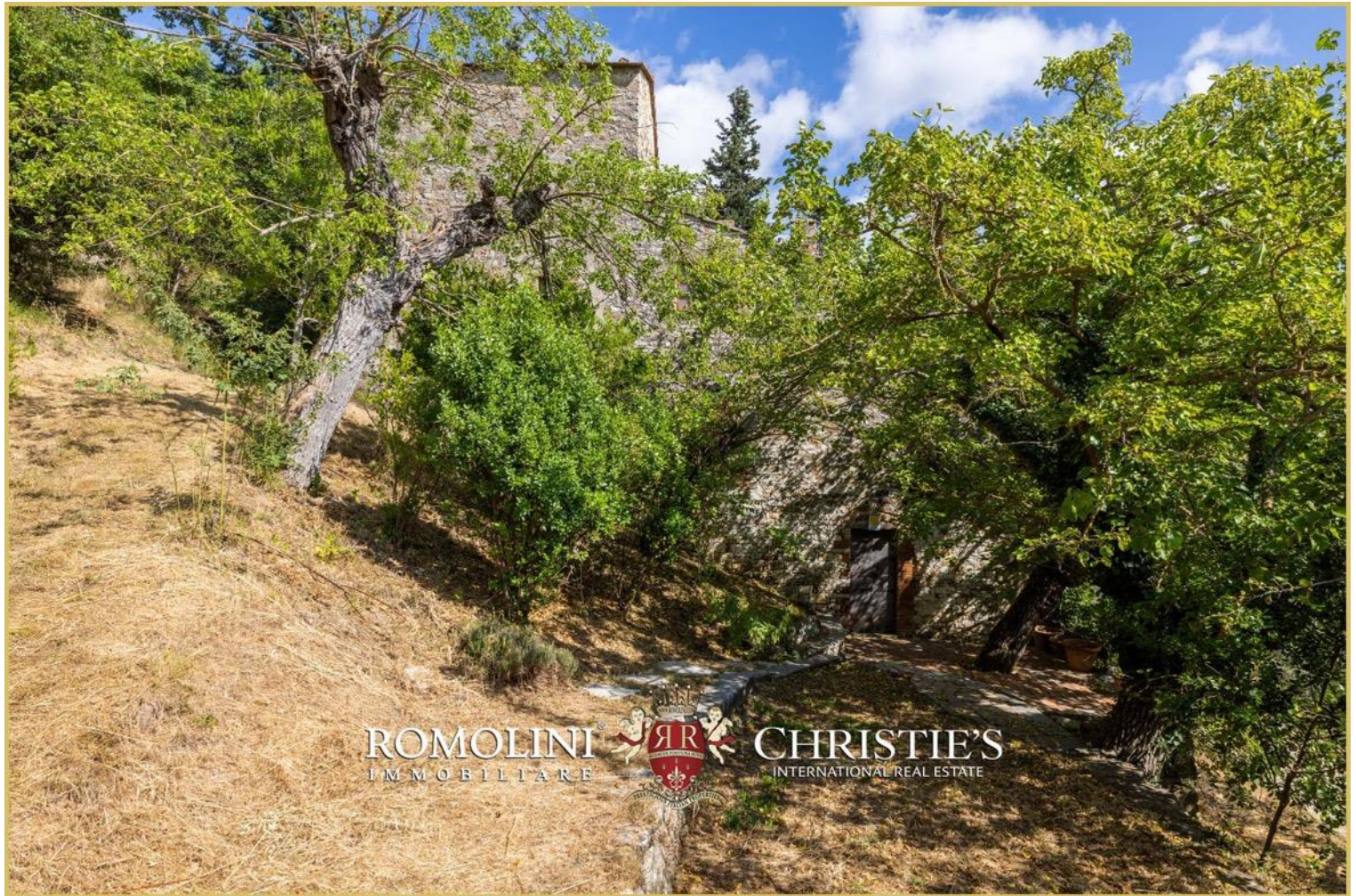
























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