

Ref. 2843 – **CASALE MONTECCHIO**www.romolini.com/en/2843

RENOVATED COUNTRY HOUSE WITH OLIVE GROVE FOR SALE IN CASTIGLION FIORENTINO

Castiglion Fiorentino – Arezzo – Tuscany**Interiors**
241 m²**Bedrooms**
3**Bathrooms**
4**Garden**
990 m²**Olive grove**
2,445 m²

In a quiet location on the edge of a small village between Castiglion Fiorentino and Cortona, with a beautiful view of the Montecchio fortress, farmhouse for sale. The building, entirely restored, is on two levels and features a guesthouse and a rustic kitchen. The farmhouse is accompanied by a private garden with parking and tall plants that provide an excellent outdoor space for relaxing in summer. The rest of the property is covered by an olive grove.

SUMMARY OF THE PROPERTY

REFERENCE #: 2843 – CASALE MONTECCHIO

TYPE: country house

CONDITIONS: restored

LOCATION: residential area

ACCESS: excellent, paved road

INTERIORS: 241 square meters (2,593 square feet)

TOTAL ROOMS: 11

BEDROOMS: 3

BATHROOMS: 4

ANNEXES: guesthouse, storage

MAIN FEATURES: stone and brick walls, wooden beams, stone and parquet flooring, porch, guesthouse, tool shed, private garden, parking area, olive grove

EXTERIOR: 3,435 square meters (0.8 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 176.97 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

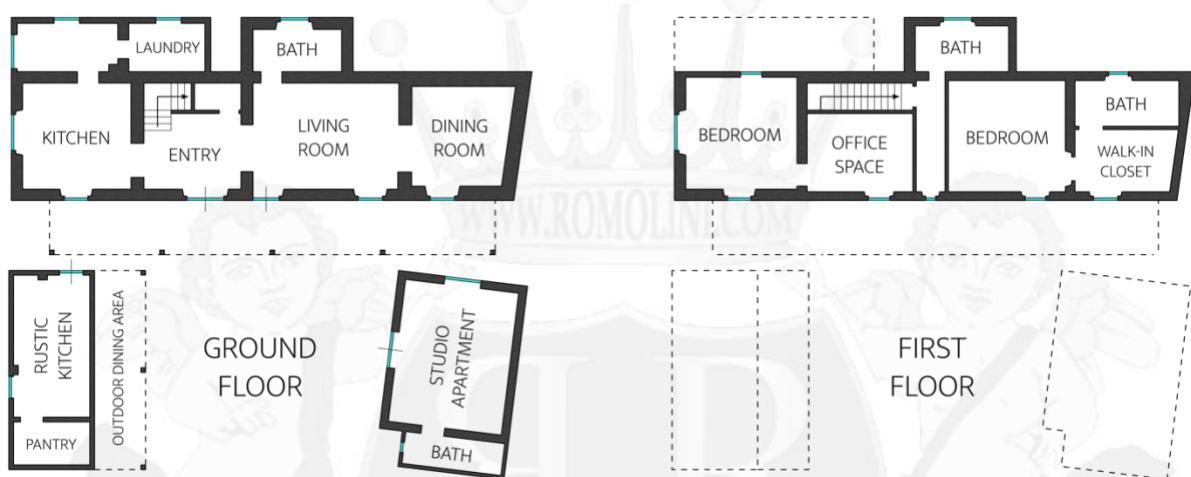
Closest services (200m; 5'), Castiglion Fiorentino (4km; 5'), Cortona (8km; 15'), Tuoro sul Trasimeno (21km; 25'), Arezzo (22km; 30'), Castiglione del Lago (26km; 30'), Montepulciano (37km; 45'), Pienza (46km; 55'), Perugia (61km; 50'), Montalcino (62km; 1h 10'), Siena (74km; 1h 5'), Orvieto (94km; 1h 15'), Florence (96km; 1h 45')

CLOSEST AIRPORTS

Perugia San Francesco (69km; 55'), Firenze A. Vespucci (107km; 1h 35'), Pisa G. Galilei (177km; 2h 20'), Bologna G. Marconi (189km, 2h 40'), Roma Ciampino (216km; 2h 20'), Roma Fiumicino (230km; 2h 20')

CASALE MONTECCHIO

In a quiet location on the edge of a small village between **Castiglion Fiorentino** and **Cortona**, with a beautiful view of the **Montecchio fortress**, **farmhouse** for sale. The building (190 m² – 2,044 ft², 2 bedrooms and 3 bathrooms) is on two levels and has been completely renovated. On the ground floor is the living area consisting of entrance hall, sitting room, dining area, kitchen, laundry and service bathroom. Going up to the first floor leads to a landing: from here there is access to a bathroom and the central corridor that leads on one side to the master bedroom with walk-in closet and en-suite bathroom, and on the other to a sitting room connected in turn to a second bedroom.



The **guesthouse** (30 m² – 323 ft², 1 bedroom and 1 bathroom) is located just in front of the farmhouse and is intended as a studio apartment with kitchen and en-suite bathroom.

A **small rustic kitchen** (21 m² – 226 ft²) with outdoor dining area completes the property.

The farmhouse is accompanied by a **private garden with parking** (990 m²) and tall plants that provide an excellent outdoor space for relaxing in summer. On the other hand, the rest of the property is covered by an **olive grove** (2,444 m² for about 70 plants in total), which allows the production of a small amount of oil for personal use.

The property is very suitable for those looking for a quiet and private home within a small hamlet providing all basic amenities.



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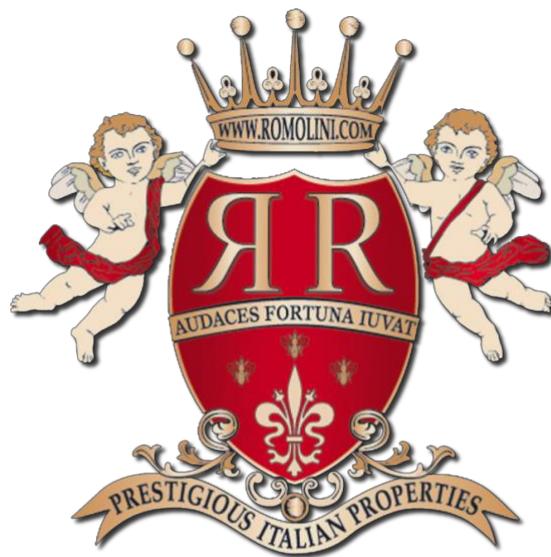
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