

Ref. 2854 – **CASALE BELLEROFONTE**

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## RESTORED FARMHOUSE WITH OLIVE GROVE AND HOBBY VINEYARD FOR SALE IN AREZZO

**Arezzo – Arezzo – Tuscany**



**Interiors**  
681 m<sup>2</sup>

**Bedrooms**  
5

**Bathrooms**  
6

**Total land**  
3.8 ha

**Vineyards**  
3,000 m<sup>2</sup>

**Olive grove**  
3.3 ha

In a hilly and panoramic location, a short distance from Arezzo, surrounded by olive groves and vineyards at the gates of Casentino, rural estate for sale. The property, entirely renovated, consists of several buildings totaling about 681 m<sup>2</sup> and 5 bedrooms. The location of the property is very convenient and easily accessible by paved road: basic services are available in the nearby town while Arezzo is less than 15' drive for any needs.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2854 – CASALE BELLEROFONTE

**TYPE:** country house

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 681 square meters (7,326 square feet)

**TOTAL ROOMS:** 19

**BEDROOMS:** 5

**BATHROOMS:** 6

**ANNEXES:** guesthouse, garage, warehouse

**MAIN FEATURES:** stone and brick walls, wooden beams, parquet and terracotta flooring, fireplace, hot tub, porch, photovoltaic system, garden, olive grove, small vineyard

**EXTERIOR:** 3.8 hectares (9.4 acres)

**OLIVE GROVE:** 3.3 hectares (8.1 acres)

**GARDEN:** yes, around the buildings

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected + photovoltaic system

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 101.10 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Town with services (1km; 2'), Arezzo (9 km; 15'), Castiglion Fiorentino (27km; 30'), Cortona (38,7km; 50'), Montepulciano (61km; 1h), Pienza (68km; 1h 10'), Siena (74km; 1h 15'), Greve in Chianti (80km; 1h 20'), Montalcino (88km; 1h 30'), Florence (90km; 1h 20'), Colle di Val d'Elsa (95km; 1h 25'), San Gimignano (127km; 1h 40')

## CLOSEST AIRPORTS

Perugia San Francesco (91km; 1h 15'), Firenze A. Vespucci (102km; 1h 20'), Pisa G. Galilei (162km; 1h 55'), Bologna G. Marconi (184km; 2h 20'), Ancona R. Sanzio (194km; 2h 25'), Roma Ciampino (239km; 2h 30'), Roma Fiumicino (253km; 3h 10')

## CASALE BELLEROFONTE

In a hilly and panoramic location, a short distance from **Arezzo**, surrounded by olive groves and vineyards at the gates of **Casentino**, **rural estate** for sale. The property, entirely renovated, consists of several buildings totaling about 681 m<sup>2</sup> and 5 bedrooms.

The location of the property is very convenient and easily accessible by paved road: basic services are available in the nearby town (less than 1km, also reachable on foot) while Arezzo is less than 15' drive for any needs.

## DESCRIPTION OF THE PROPERTY

The **farmhouse** (374 m<sup>2</sup> – 4,024 ft<sup>2</sup>, 4 bedrooms and 4 bathrooms) is on two floors. From the entrance one enters a hallway connected to the dining room with fireplace, which then gives access to the living room through a large archway. From here you then enter a multipurpose room that currently houses a bar area and a wine cellar. Also from the dining room, there is access to the large eat-in kitchen equipped with a pantry and a small support kitchenette and to the beautiful porch divided into two sections: the first, made of masonry, currently houses a large table for convivial moments such as dinners with friends; the second is instead a canopy with a cover in used as a summer lounge.

From the entrance hall, the staircase leads to the second floor, which consists of a hallway/reading room, four bedrooms (one with a walk-in closet), three bathrooms (one with a Jacuzzi) and two closets (potentially walk-in wardrobes serving the bedrooms).

The **outbuilding** (152 m<sup>2</sup> – 1,635 ft<sup>2</sup>, 1 bedroom and 2 bathrooms) consists of a large living room with dining room and a large modern-style fireplace that gives access to the terrace, ideal for enjoying the view. It also consists of an eat-in kitchen a bathroom and a loft bedroom. The property is completed by a storage with a service bathroom.

The property is completed by a convenient **garage** (107 m<sup>2</sup> – 1,151 ft<sup>2</sup>) that can accommodate up to four cars and a **farming storage** (48 m<sup>2</sup> – 516 ft<sup>2</sup>) with a photovoltaic shed.

The property is accompanied by a finely landscaped **1,800-m<sup>2</sup> garden** with a convenient gravel parking area. The agricultural land, on the other hand, houses a small **vineyard** (about 3,000 m<sup>2</sup>) and an **olive grove** (3.3 ha).













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