

Ref. 2854 – **CASALE BELLEROFONTE**www.romolini.com/en/2854

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

Arezzo – Arezzo – Tuscany**Interiors**
681 m²**Bedrooms**
5**Bathrooms**
6**Total land**
3.8 ha**Vineyards**
3,000 m²**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 m² 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_{gl, nren} = 101.10 kWh/m²year)

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')

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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 m² – 4,024 ft², 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 m² – 1,635 ft², 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 m² – 1,151 ft²) that can accommodate up to four cars and a **farming storage** (48 m² – 516 ft²) with a photovoltaic shed.

The property is accompanied by a finely landscaped **1,800-m² garden** with a convenient gravel parking area. The agricultural land, on the other hand, houses a small **vineyard** (about 3,000 m²) and an **olive grove** (3.3 ha).







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