

Ref. 2877 – **TENUTA SAN MARTINO**

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564-HA ESTATE WITH HAMLET AND COUNTRY HOUSES TO BE RESTORED FOR SALE IN TUSCANY

Arezzo – Arezzo – Tuscany



Interiors
6,466 m²

Bedrooms
Up to 80

Bathrooms
Up to 80

Total land
564.9 ha

In the hills between Arezzo and Anghiari, in a very panoramic position, 564.9-hectare estate with rural hamlet and rustic farmhouses to be restored for sale. The estate consists of several buildings (some in a rough state, others entirely to be restored) that could serve as a base for a high-level accommodation business, perhaps a diffuse hotel.

SUMMARY OF THE PROPERTY

REFERENCE #: 2877 – TENUTA SAN MARTINO

TYPE: estate with rural hamlet

CONDITIONS: to be restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road

INTERIORS: 6,466 square meters (69,574 square feet)

TOTAL ROOMS: 131

BEDROOMS: up to 80

BATHROOMS: up to 80

ANNEXES: warehouses, stables

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original fireplaces, church, agricultural outbuildings to be restored, development potential for a tourist accommodation

EXTERIOR: 564.9 hectares (1,396.0 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private wells

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (10km; 20'), Anghiari (11km; 20'), Monterchi (14km; 24'), Citerna (16km; 25'), Sansepolcro (19km; 35'), Castiglion Fiorentino (20km; 35'), Arezzo (20km; 35'), Città di Castello (25km; 35'), Cortona (35km; 50'), Perugia (75km; 1h 15'), Siena (90km; 1h 30'), Firenze (104km; 1h 40')

CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h 10'), Firenze A. Vespucci (115km; 1h 40'), Pisa G. Galilei (175km; 2h 16'), Bologna G. Marconi (195km; 2h 20'), Roma Ciampino (245km; 2h 50'), Roma Fiumicino (260km; 2h 50')

TENUTA SAN MARTINO

In the hills between **Arezzo** and **Anghiari**, in a very panoramic position, **564.9-hectare estate** with **rural hamlet** and **rustic farmhouses** to be restored for sale. The estate consists of several buildings (some in a rough state, others entirely to be restored) that could serve as a base for a high-level **accommodation business**, perhaps a **diffuse hotel**.

The location of the buildings is very private, nestled in the forests that characterize the **Cerfone Valley**, but there is a dense network of roads and paths on the estate that connect virtually all the buildings.

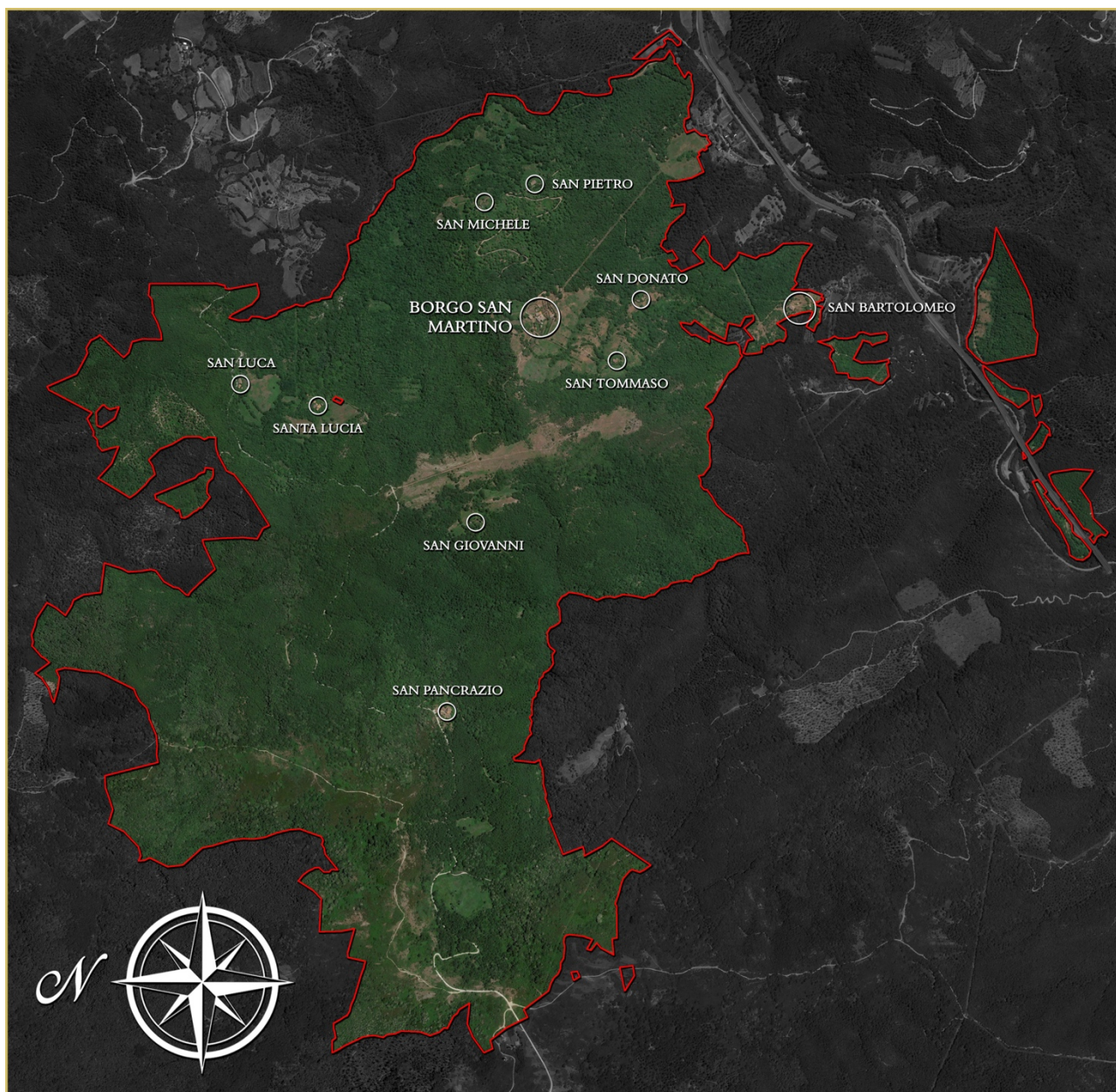
The main nucleus of the estate is **Borgo San Martino** (2,500 m² – 26,900 ft²) consisting of ten buildings that include several dwellings, a deconsecrated church, and several agricultural warehouses. The residential buildings are in good structural condition while some of the outbuildings need almost complete restoration. The buildings are surrounded by terraced gardens adorned with ornamental cypress trees and all enjoy incredible views of the surrounding hills.

The other farms are scattered throughout the estate and are composed as follows:

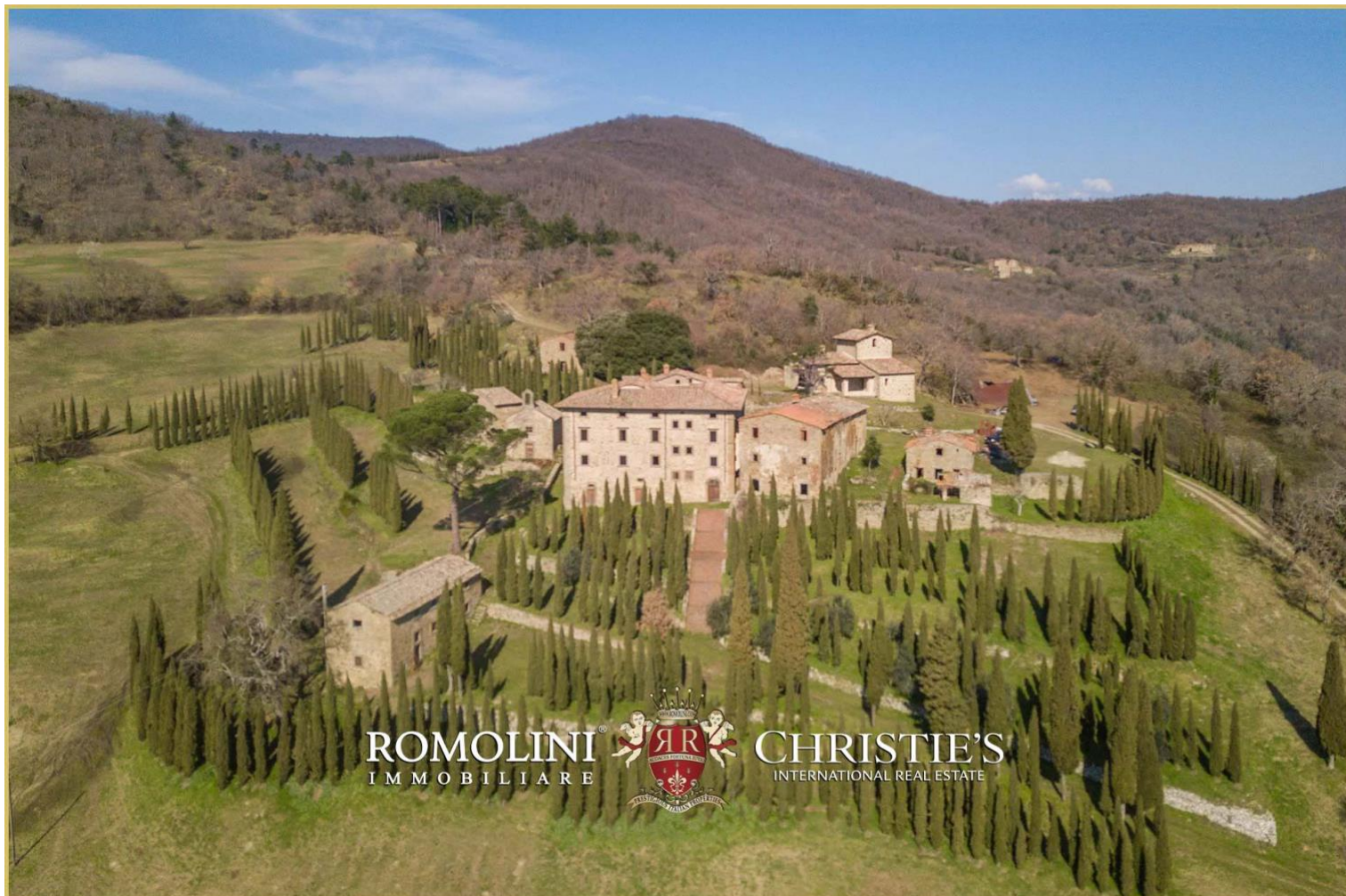
- **Podere San Donato** (158 m² – 1,700 ft²): group of three buildings to be renovated consisting of farmhouse, stable and agricultural storage;
- **Podere San Michele** (459 m² – 4,939 ft²): group of four buildings to be renovated that includes a farmhouse and three agricultural warehouses;
- **Podere San Giovanni** (279 m² – 3,002 ft²): farmhouse with rural annex to be renovated;
- **Podere San Pancrazio** (436 m² – 4,691 ft²): group of four buildings to be renovated that includes a farmhouse, the stable for animals and two agricultural warehouses;
- **Podere San Pietro** (560 m² – 6,026 ft²): farmhouse to be renovated;
- **Podere San Tommaso** (227 m² – 2,442 ft²): farmhouse to be renovated with attached stable and agricultural warehouse;
- **Podere San Luca** (205 m² – 2,206 ft²): group of four buildings, partially renovated and consolidated in the early 2000s, including two farmhouses and two agricultural outbuildings;
- **Podere Santa Lucia** (1,175 m² – 12,643 ft²): rural hamlet comprising four large residential buildings, partially renovated and consolidated in the early 2000s and therefore in good structural condition;
- **Podere San Bartolomeo** (467 m² – 5,025 ft²): rural hamlet composed of six rustic buildings, some of which were consolidated in the early 2000s and left in a rough state to be completed.

In terms of land, the farm is composed almost entirely of **woodland** (526.0 ha), mainly oaks and chestnut trees, with some areas free of trees that could be used for planting olive trees or crops typical of the area (38.9 ha).

MAP OF THE PROPERTY

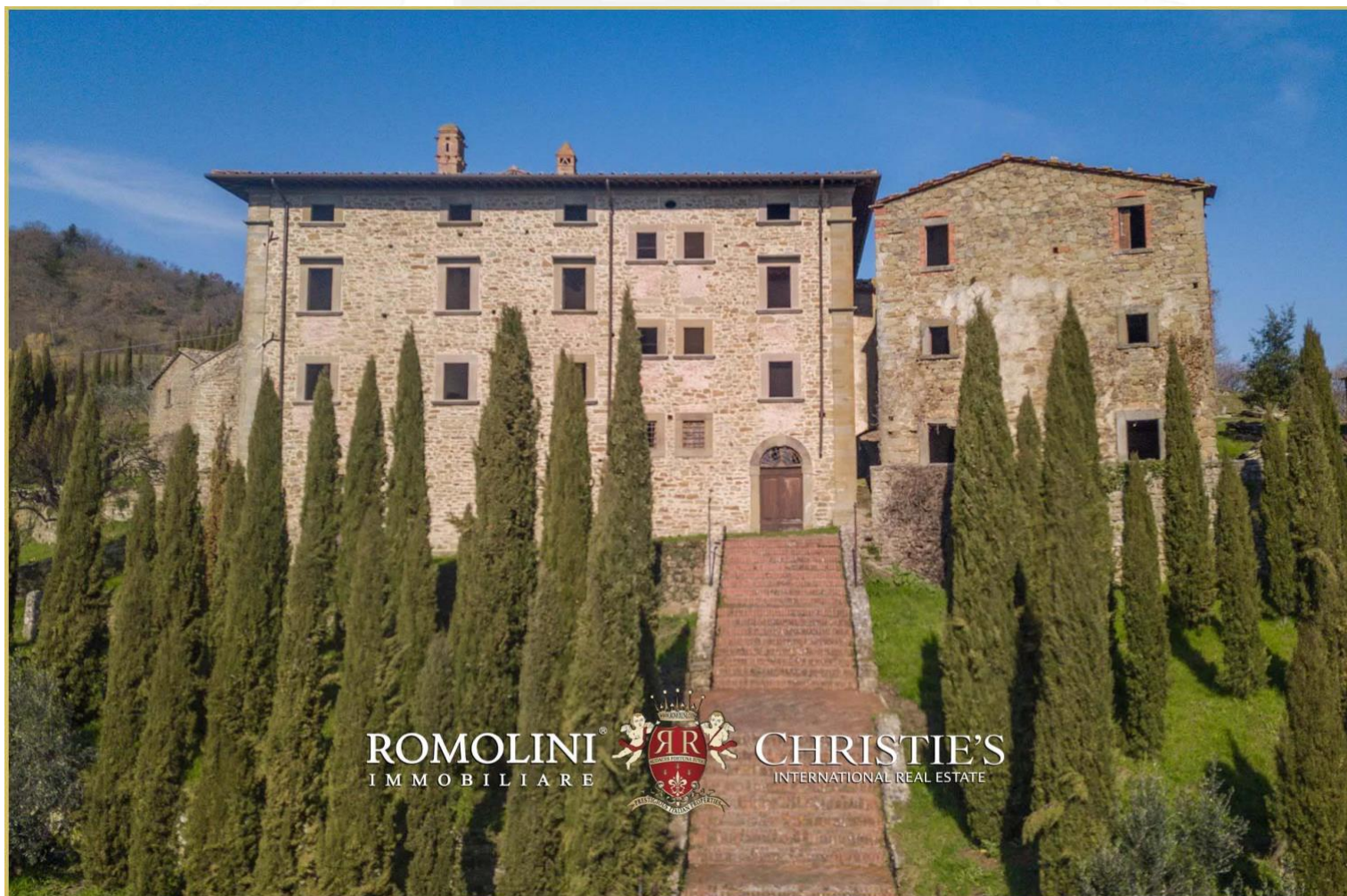


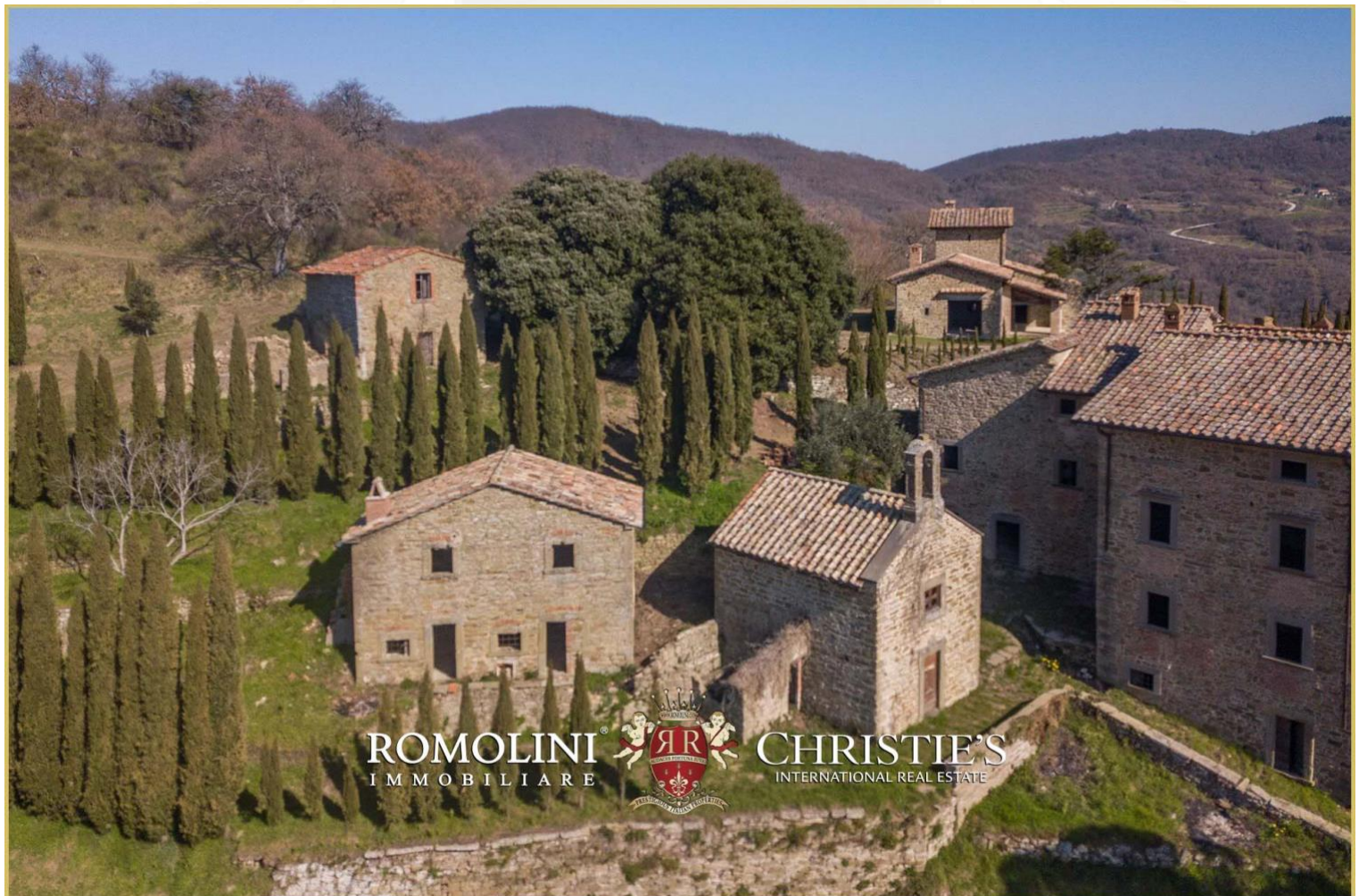










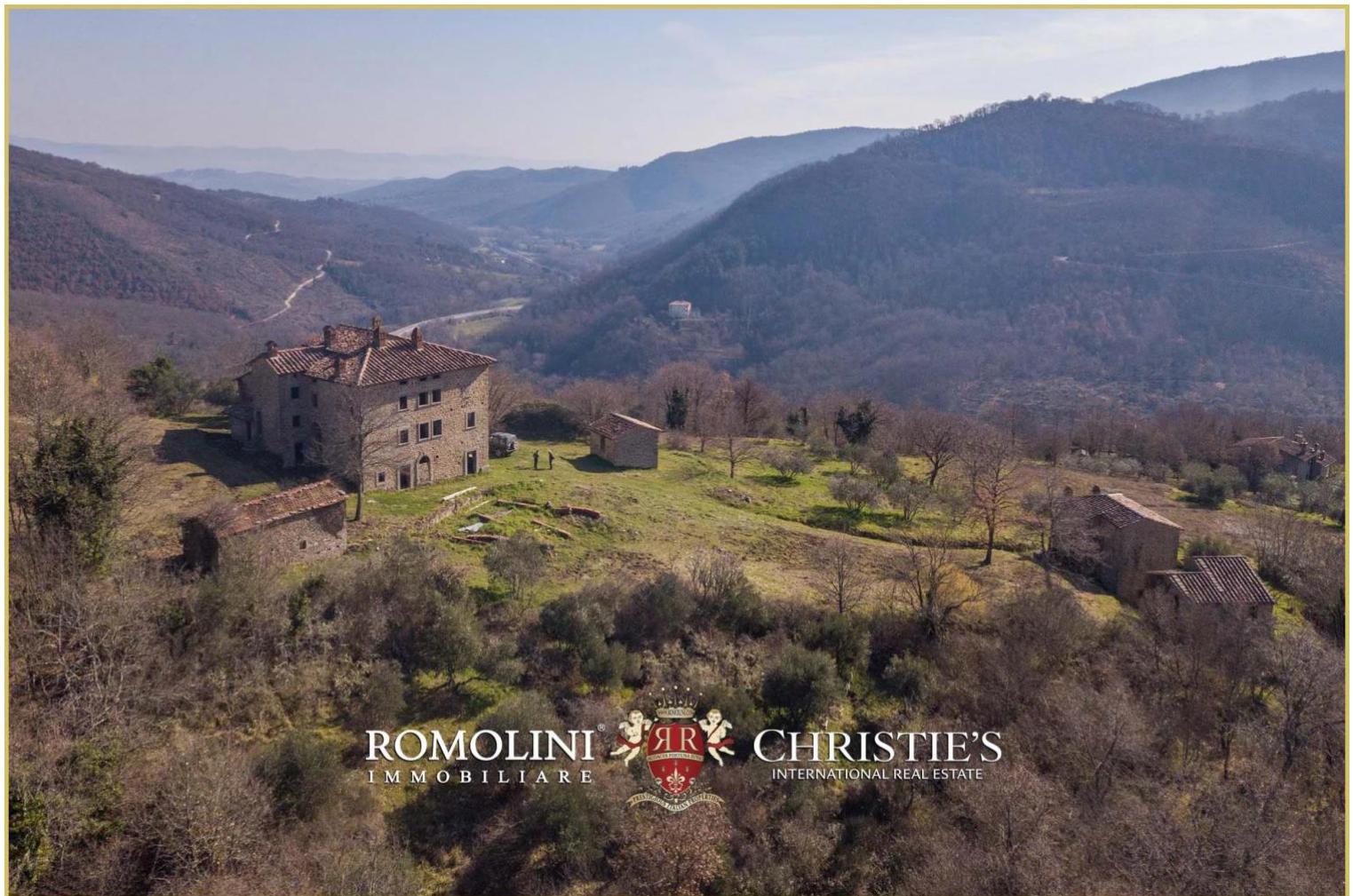














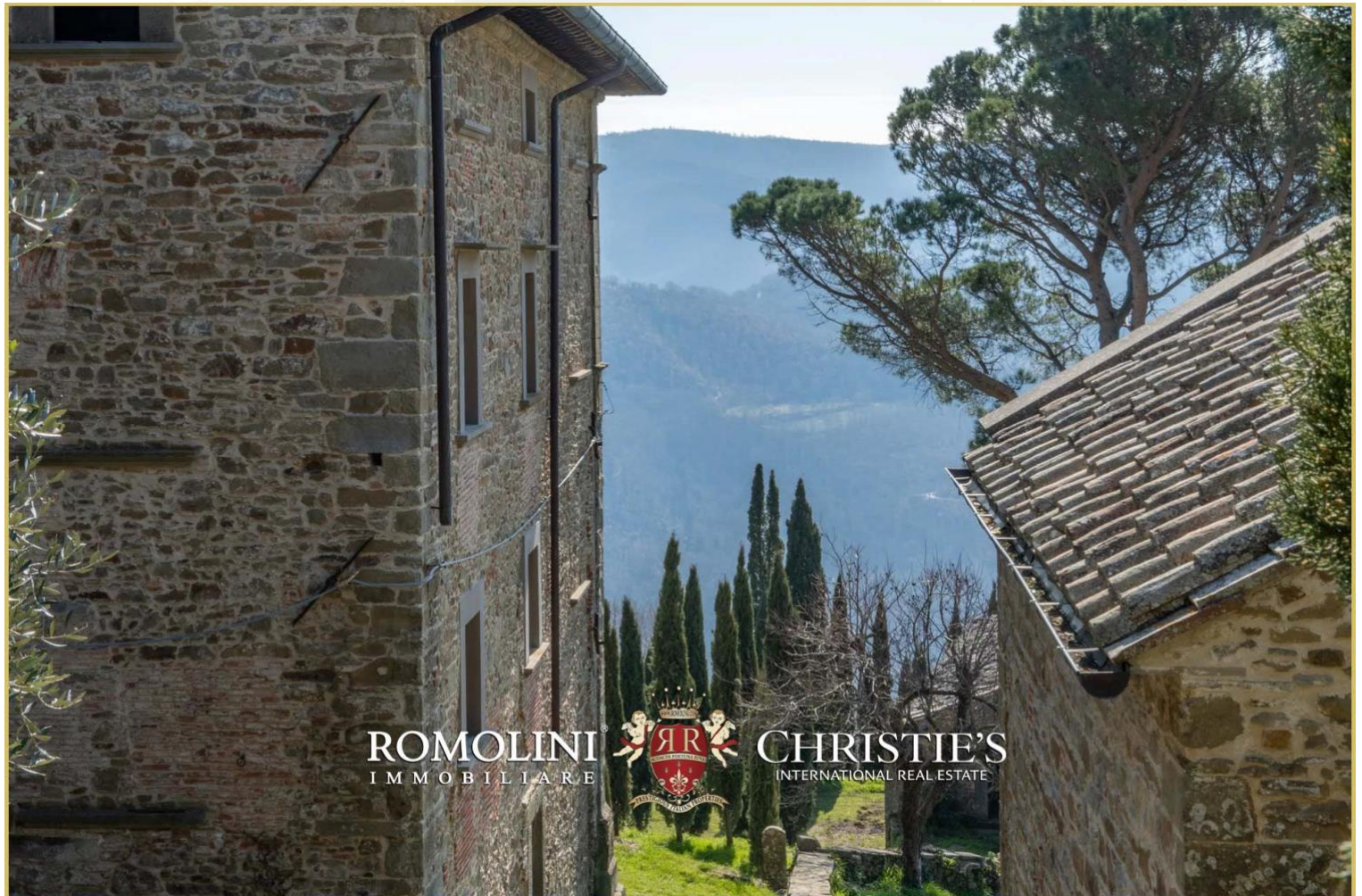
























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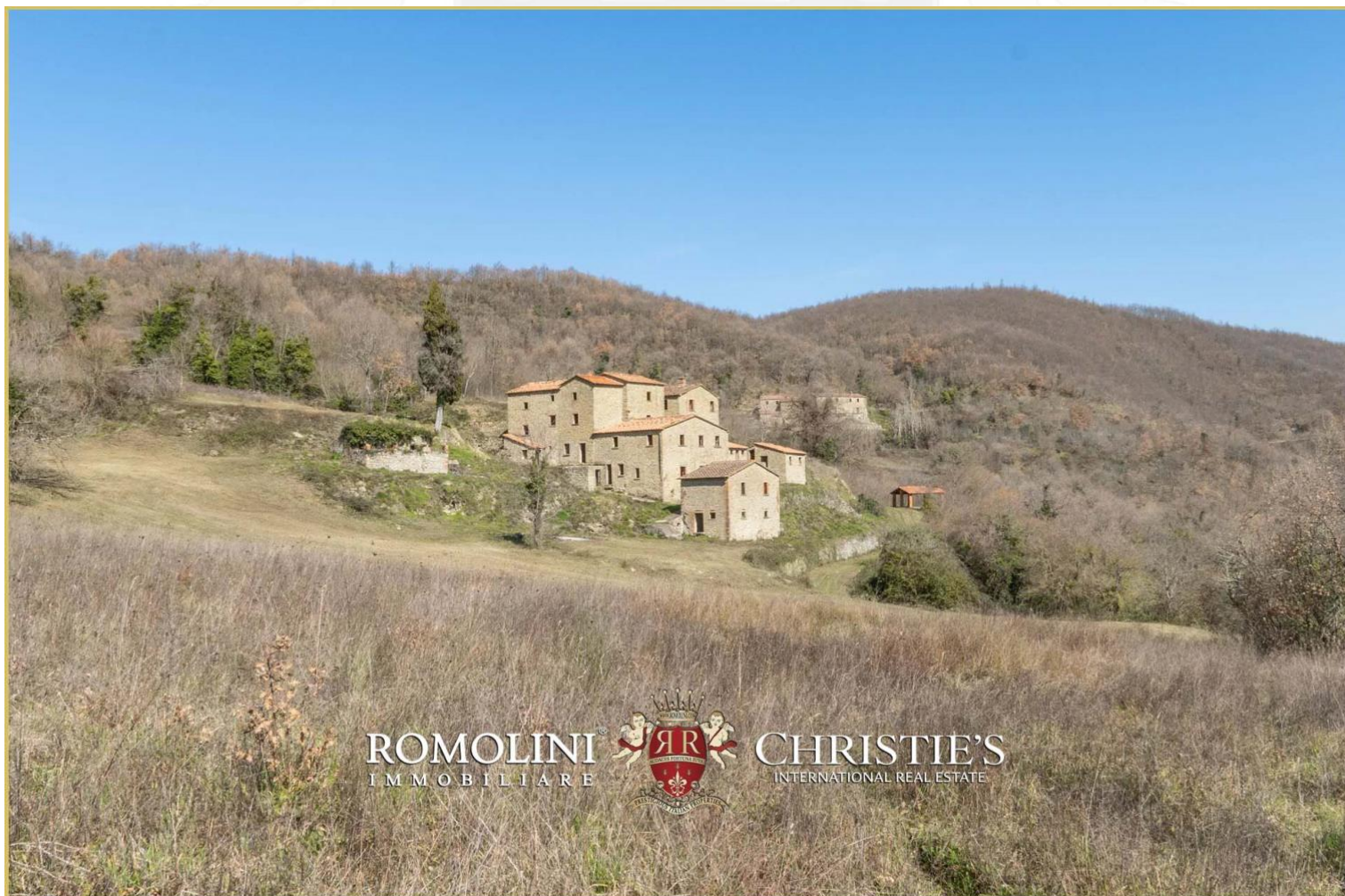
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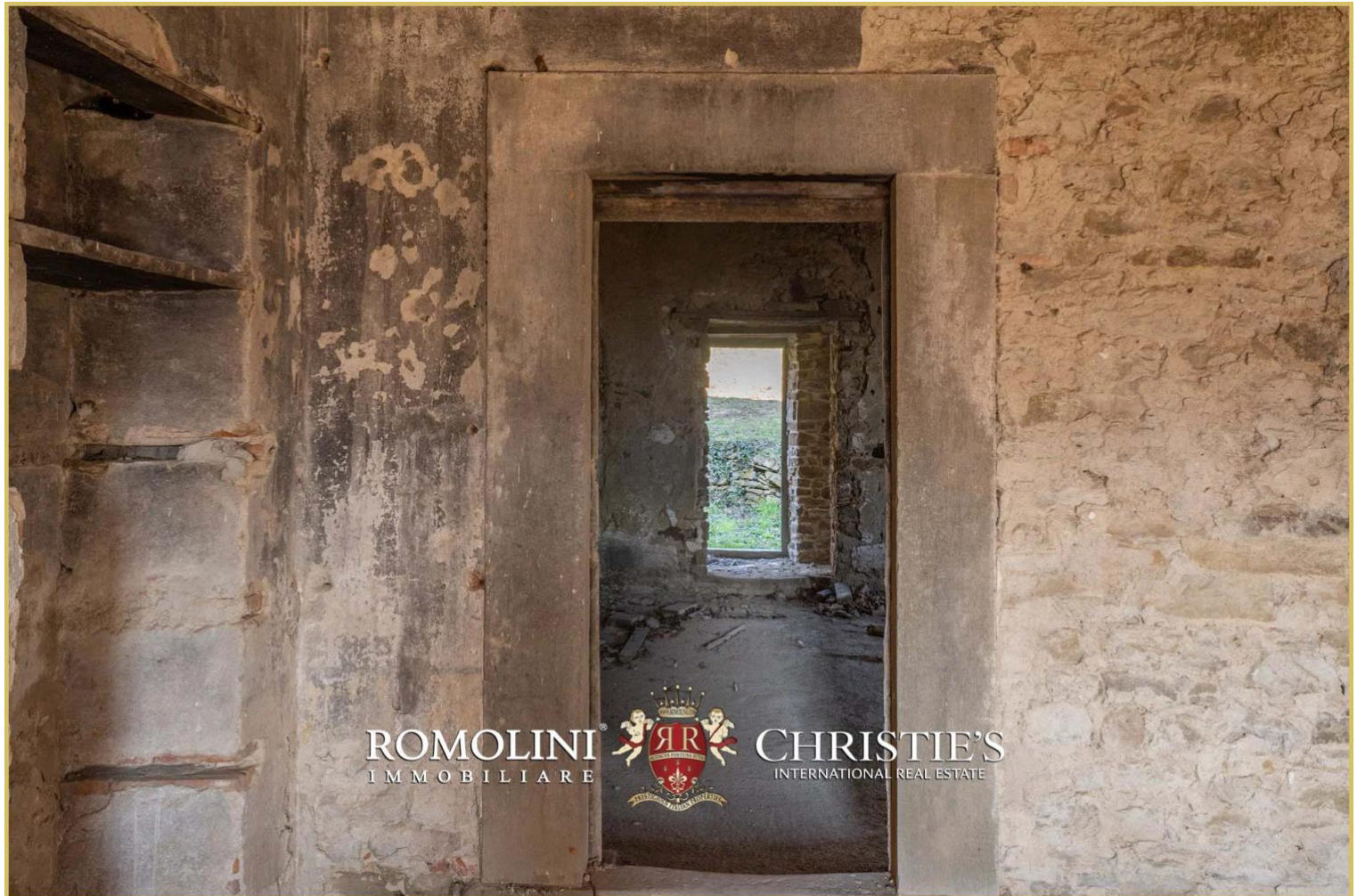


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