

Ref. 2923 – PODERE TULLIO

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SMALL ESTATE WITH FARMHOUSE AND OLIVE GROVE FOR SALE IN CASENTINO, TUSCANY

Bibbiena – Arezzo – Tuscany

Interiors 731 m ²	Bedrooms 4	Bathrooms 3
Total land 2.3 ha	Olive grove 320 grove	Swimming pool 13 × 5 m

In the Casentino countryside, in a hilly and panoramic position about 30 minutes from Arezzo, rural estate with farm outbuildings and olive grove for sale. The characteristics of the property make it suitable both as a country home and as a main residence, thanks to its excellent accessibility. The presence of the farmland and olive grove provides privacy and tranquility, as well as the possibility of carrying out a hobby farming activity, producing oil for family use. A renovation of the outbuildings would allow them to be enhanced according to one's needs.

SUMMARY OF THE PROPERTY

REFERENCE #: 2923 – PODERE TULLIO

TYPE: rural estate

CONDITIONS: restored (2011)

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 731 square meters (7,869 square feet)

TOTAL ROOMS: 22

BEDROOMS: 4

BATHROOMS: 3

ANNEXES: stable, shed

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original fireplaces, agricultural outbuildings to be restored, fenced garden, olive trees, swimming pool

EXTERIOR: 2.3 hectares (5.7 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected + photovoltaic system (5.9 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

FUEL: pellet

ENERGY CERTIFICATE: **A1** (EP_{gl, nren} = 71.52 kWh/m²year)

HEATING SYSTEM: radiators + solar panels (4 kW)

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Bibbiena (7km; 10'), Poppi (10km; 20'), Chiusi della Verna (16km; 25'), Arezzo (28km; 35'), Anghiari (41km; 45'), Montevarchi (44km; 1h), Cortona (56km; 1h 5'), Florence (69km; 1h 30'), Montepulciano (78km; 1h 15'), Pienza (86km; 1h 30'), Siena (97km; 1h 30'), San Gimignano (145km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (113km; 1h 45'), Firenze A. Vespucci (120km; 1h 30'), Pisa G. Galilei (180km; 2h 20'), Bologna G. Marconi (201km; 2h 25'), Roma Ciampino (257km; 3h 10'), Roma Fiumicino (273km; 3h)

PODERE TULLIO

In the **Casentino countryside**, in a hilly and panoramic position about 30 minutes from **Arezzo**, **rural estate** with farm outbuildings and **olive grove** for sale. The characteristics of the property make it suitable both as a country home and as a main residence, thanks to its excellent accessibility. The presence of the farmland and olive grove provides privacy and tranquility, as well as the possibility of carrying out a hobby farming activity, producing oil for family use. A renovation of the outbuildings would allow them to be enhanced according to one's needs.

The location of the property is very interesting, as it is rather private but not far from a village that can offer all the necessary services: in fact, in less than five minutes you can reach supermarkets, schools, post office, stores and doctors' offices. The location not far from the Umbrian-Casentine road is an additional advantage as it allows to quickly reach larger centers such as Bibbiena and Arezzo.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (285 m² – 3,070 ft², 4 bedrooms and 2 bathrooms), renovated between 2007 and 2011, is currently used as a vacation home, rented weekly as an independent villa. The building is arranged on three levels:

- **Ground floor:** rooms used as wine cellar and storage, as well as a technical room/heating plant. On the side facing the swimming pool is a loggia, with a centuries-old oak tree next to it that offers shelter from the summer heat.
- **First floor:** also accessible via a double external stone staircase leading to a covered landing. It includes living room, kitchen with direct external access via a stone staircase, a bedroom and a bathroom. From the entrance hallway there is internal access to the ground floor via trapdoor and to the second floor.
- **Second floor:** living room with large windows, three bedrooms and a bathroom.

In the large lawn there is a panoramic **13 × 5 m swimming pool** (built in 2011) with nearby a **pool house** (38 m² – 409 ft²) equipped with a Jacuzzi, fitness equipment and a bathroom. On the roof of the building, a panoramic solarium has been carved out.

Near the villa there are two outbuildings to be renovated. The **main outbuilding** (320 m² – 3,443 ft²) has two floors: the basement is used as a storage, while the ground floor contains a stable, barn and shed. Adjacent to the building is an old wood-burning oven. On the upstream side of the barn, on the other hand, there is a **shed** (88 m² – 947 ft²) that is very useful as a shelter for vehicles.

EXTERIOR

The grounds form a single fenced body around the house of about **2.3 hectares (5.7 acres)**, which include a **well-kept garden** (about 7,900 m²) and a large **olive grove** (about 320 trees). There is a **natural spring** and, on the downstream side, about 6,500 m² of arable land can be added upon request.

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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com