

RESTORED COUNTRY HOUSE WITH GARDEN FOR SALE IN PRATOVECCHIO, TUSCANY

Pratovecchio Stia – Arezzo – Tuscany



Interiors
428 m²

Bedrooms
5

Bathrooms
4

Total land
7,800 m²

Not far from Pratovecchio, in the heart of Casentino, renovated farmhouse for sale. The house is a rustic building on three staggered floors with double access, characterized by modern finishes that blend well with the rustic charm of the property. The guesthouse is a lovely building located next to the farmhouse, ideal for guests, consisting of living/dining room with kitchen, bedroom and bathroom. The buildings are surrounded by a 7,800-m² garden dotted with fruit trees and which also includes a convenient vegetable garden for producing your own vegetables.

SUMMARY OF THE PROPERTY

REFERENCE #: 2955 – CASALE PRATOVECCHIO

TYPE: rustic farmhouse

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: unpaved road (800 m)

INTERIORS: 428 square meters (4,605 square feet)

TOTAL ROOMS: 14

BEDROOMS: 5

BATHROOMS: 4

ANNEXES: guesthouse

MAIN FEATURES: stone and brick walls, wooden beams, parquet flooring, stone fireplace, veranda, garden, vegetable garden, fruit orchard

EXTERIOR: 7,800 square meters

GARDEN: yes

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

FUEL: LPG + firewood

ENERGY CERTIFICATE:  (EP_{gl, nren} = 280.84 kWh/m²year)

HEATING SYSTEM: radiators + fireplace + air conditioning

CLOSEST CITIES AND TOWNS

Pratovecchio (2km; 2'), Stia (4km; 5'), Poppi (10km; 15'), Bibbiena (17km; 25'), Pontassieve (Subbiano) (33km; 40'), Chiusi della Verna (37km; 50'), Arezzo (47km; 1h), Florence (55km; 1h 30'), Anghiari (60km; 1h 10'), Cortona (76km; 1h 30'), Siena (117km; 2h)

CLOSEST AIRPORTS

Firenze A. Vespucci (73km; 1h 20'), Pisa G. Galilei (134km; 2h), Bologna G. Marconi (155km; 2h 10'), Ancona R. Sanzio (222km; 2h 50'), Roma Ciampino (276km; 3h 20'), Roma Fiumicino (290km; 3h 15')

CASALE PRATOVECCHIO

Not far from **Pratovecchio**, in the heart of **Casentino**, renovated **farmhouse** for sale. The house (380 m² – 4,089 ft²), 4 bedrooms and 3 bathrooms) is a rustic building on three staggered floors with double access, characterized by modern finishes that blend well with the rustic charm of the property.

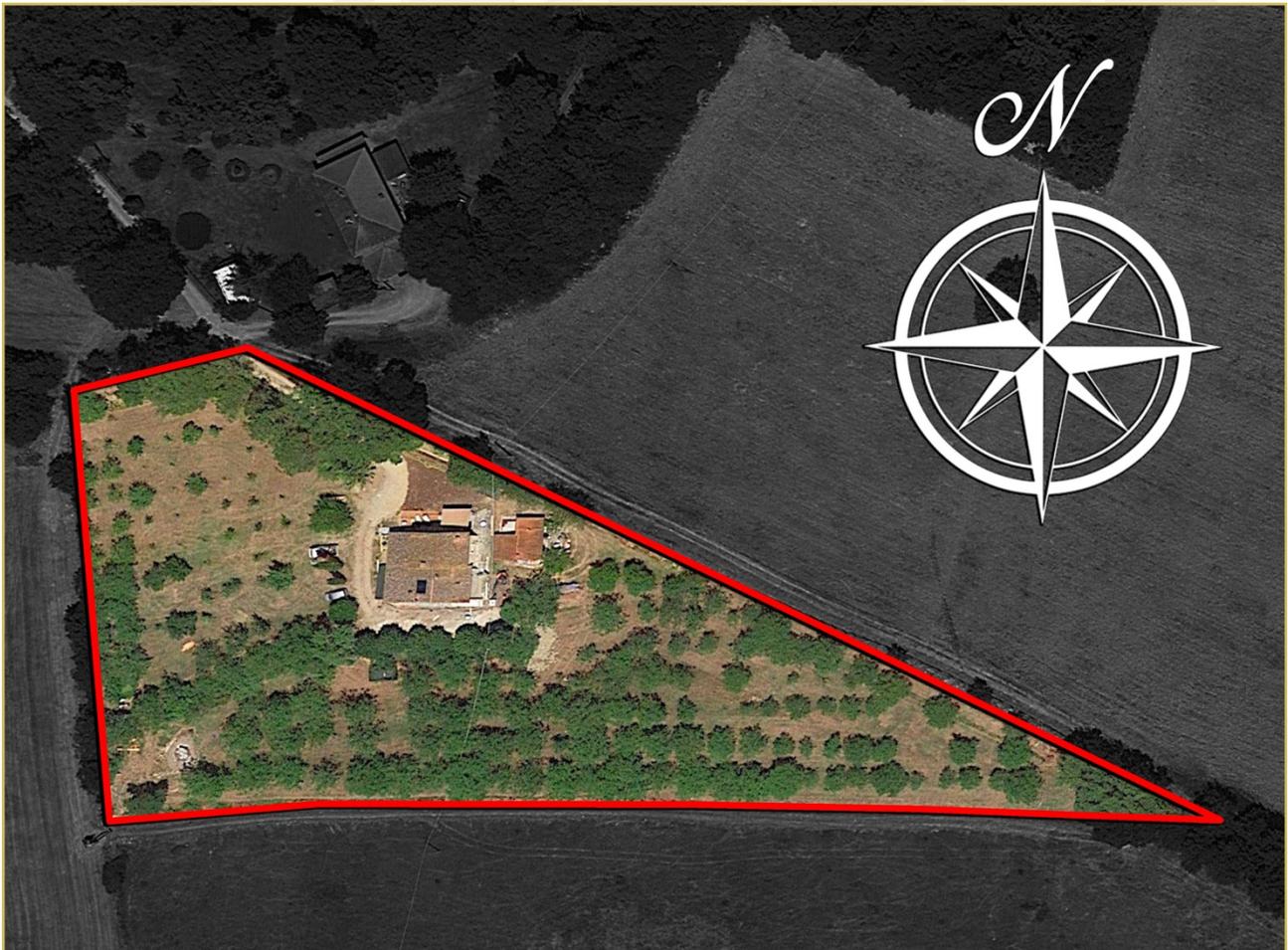
- **Basement:** cellars, storerooms, two bedrooms, veranda and bathroom;
- **Ground floor:** entry, dining room with kitchen, two living rooms, bedroom and bathroom;
- **First floor:** bedroom with bathroom and walk-in closet.

The **guesthouse** (48 m² – 516 ft², 1 bedroom and 1 bathroom) is a lovely building located next to the farmhouse, ideal for guests, consisting of living/dining room with kitchen, bedroom and bathroom.

The house is surrounded by a **7,800-m² garden** dotted with fruit trees and which also includes a convenient vegetable garden for producing your own vegetables.

The house is located near the beautiful **Pieve di San Pietro di Romena**, one of the finest examples of Romanesque architecture in **Tuscany**. Less than 5' away are the towns of **Pratovecchio** and **Stia**, which can offer all basic services for everyday needs (supermarkets, schools, banks, post office, pharmacies...). The nearest hospital is located in Bibbiena (less than half an hour).

MAP OF THE PROPERTY



















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