

101-HA ESTATE WITH NATURAL SPRINGS FOR SALE BETWEEN FLORENCE AND AREZZO

Reggello – Florence – Tuscany



Interiors
1,272 m²

Bedrooms
15

Bathrooms
19

Swimming pool
10 × 10 m

Total land
101.0 ha

Olive grove
300 trees

On the hills of Valdarno between Arezzo and Florence, in a very panoramic position between 750 and 1,000 m above sea level, agricultural estate of 101 ha with Agriturismo and natural springs for sale. The beauty, panoramic view and healthiness of the places, combined with the abundant availability of water resource and the presence of buildings suitable for the purpose, make the property particularly suitable for an agricultural activity of cultivation and breeding connected to an agriturismo hospitality business.

SUMMARY OF THE PROPERTY

REFERENCE #: 2958 – TENUTA DELLE SORGENTI

TYPE: estate

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (1.5 km)

INTERIORS: 1,272 square meters (13,687 square feet)

TOTAL ROOMS: 30

BEDROOMS: 15

BATHROOMS: 19

ANNEXES: several agricultural buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, vaulted ceilings, fireplaces, restaurant, workshop, garden, swimming pool, olive trees

EXTERIOR: 101.0 hectares (249.6 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: 10 × 10 m

ELECTRICITY: already connected

WATER SUPPLY: natural springs + private lakes

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 117.57 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (6km; 15'), Reggello (12km; 25'), Montevarchi (20km; 30'), Bucine (29km; 40'), Greve in Chianti (3km; 50'), Arezzo (49km; 55'), Florence (53km; 1h 15'), Siena (72km; 1h 20'), Montepulciano (82km; 1h 20'), Cortona (89km; 1h 20'), Pienza (89km; 1h 30'), San Gimignano (90km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (64km; 1h 5'), Pisa G. Galilei (125km; 1h 45'), Perugia San Francesco (132km; 1h 45'), Bologna G. Marconi (146km; 2h), Rimini F. Fellini (216km; 3h), Roma Ciampino (260km; 3h), Roma Fiumicino (278km; 3h 5')

TENUTA DELLE SORGENTI

On the hills of **Valdarno** between **Arezzo** and **Florence**, in a very panoramic position between 750 and 1,000 m above sea level, **agricultural estate of 101 ha** with **Agriturismo** and **natural springs** for sale.

The beauty, panoramic view and healthiness of the places, combined with the abundant availability of water resource and the presence of buildings suitable for the purpose, make the property particularly suitable for an agricultural activity of cultivation and breeding connected to an agriturismo hospitality business.

The estate would also be particularly suitable for **horse breeding** for tourism purposes due to its location in an area rich in natural trails all to be explored.

The agricultural and livestock activity, with annexed pork butchery, experienced its greatest expansion between the 1990s and 2000s, achieving excellent quality results and national recognition. It was later downsized to leave more room for agriturismo activities with overnight stays and catering. The agriturismo activity is now fully operational with **20 authorized beds**, and the necessary facilities are still in place to reactivate and implement meat processing, aimed at the production of traditional Tuscan excellence.

DESCRIPTION OF THE BUILDINGS

In the heart of the estate, in a very panoramic position with excellent southern exposure, is **farmhouse Vasari** (680 m² – 7,317 ft², 8 bedrooms and 11 bathrooms). The residential portion consists of five apartments, two of which are currently used for guest accommodation:

- **Apt. Arezzo:** kitchen, living room, two bedrooms and bathroom;
- **Apt. Capolona:** double living room, dining room with kitchen, two bedrooms and three bathrooms;
- **Apt. Cortona:** dining room with kitchen, bedroom and two bathrooms;
- **Apt. Foiano:** dining room with kitchen, bedroom and bathroom;
- **Apt. Pienza:** dining room with kitchen, two bedrooms and two bathrooms.

The craft workshop, on the other hand, includes a large main room dedicated to processing, as well as three cold rooms, two bathrooms and additional accessory rooms.

In the immediate vicinity of the main building is a two-level building used for **storage and warehouse** (62 m² – 667 ft²), as well as an additional agricultural warehouse located a little further downstream.

In the area of the estate closest to the access to the property is **farmhouse Petrarca** (418 m² – 4,498 ft², 6 bedrooms and 7 bathrooms), entirely dedicated to Agriturismo. Derived from the renovation of an old country house, it is arranged on two floors and preserves its original charm intact.

In addition to five apartments, there is a spacious entrance hall with reception where the original wood-burning oven from the time of construction is still in working order, an office, restaurant room, professional kitchen, storage room, and service bathroom.

- **Apt. Lucignano:** dining room with kitchen, two bedrooms and bathroom;
- **Apt. Terranuova:** dining room with kitchen, bedroom and two bathrooms;
- **Apt. Rapolano:** dining room with kitchen, bedroom and bathroom;
- **Apt. Anghiari:** dining room with kitchen, bedroom and bathroom;
- **Apt. Montepulciano:** dining room with kitchen, bedroom and bathroom.

A short distance from the main farmhouse is a delightful **guesthouse** (55 m² – 592 ft², 1 bedroom and 2 bathrooms) consisting, on the ground floor, of an open space with kitchen and bathroom and, on the mezzanine floor, of a bedroom with additional bathroom.

Also in this area of the estate are a circular swimming pool with a diameter of ten meters, a hillside

pond fed by springs, an **agricultural warehouse** (57 m² – 613 ft²), a shed, and a ruin of considerable size that, with the necessary building permits, could be restored.

A **second lake** is located further downstream but still within the estate.

TERRITORY

The real wealth of the estate is represented by the numerous and generous **natural springs** of drinking water that, in all likelihood, determined the choice of settling here in the past.

The altitude and the great extent of the land, where the integrity of natural beauty is fully respected, guarantee an exceptional availability of water.

In addition to about 61.4 hectares of forest among which fruit chestnut groves predominate, there are extensive pastures (26.8 ha), arable land (10.8 ha) and about **300 olive trees**.

Despite the considerable altitude, the cultivable plots largely present a conformation compatible with modern agriculture.

The soil and climate characteristics are particularly favorable: ecologically intact and draining soils, cool and dry climate even during the hottest periods of the year.

The context lends itself to the development of an agricultural-farming project marked by sustainable agriculture in balance with the environment. The estate is suitable for livestock farming in general, thanks to the availability of water, the favorable climate, and the presence of generous pastures and arable land for fodder production.

Agritourism hospitality could offer multiple activities to guests, including mountain biking, hiking and horseback riding.





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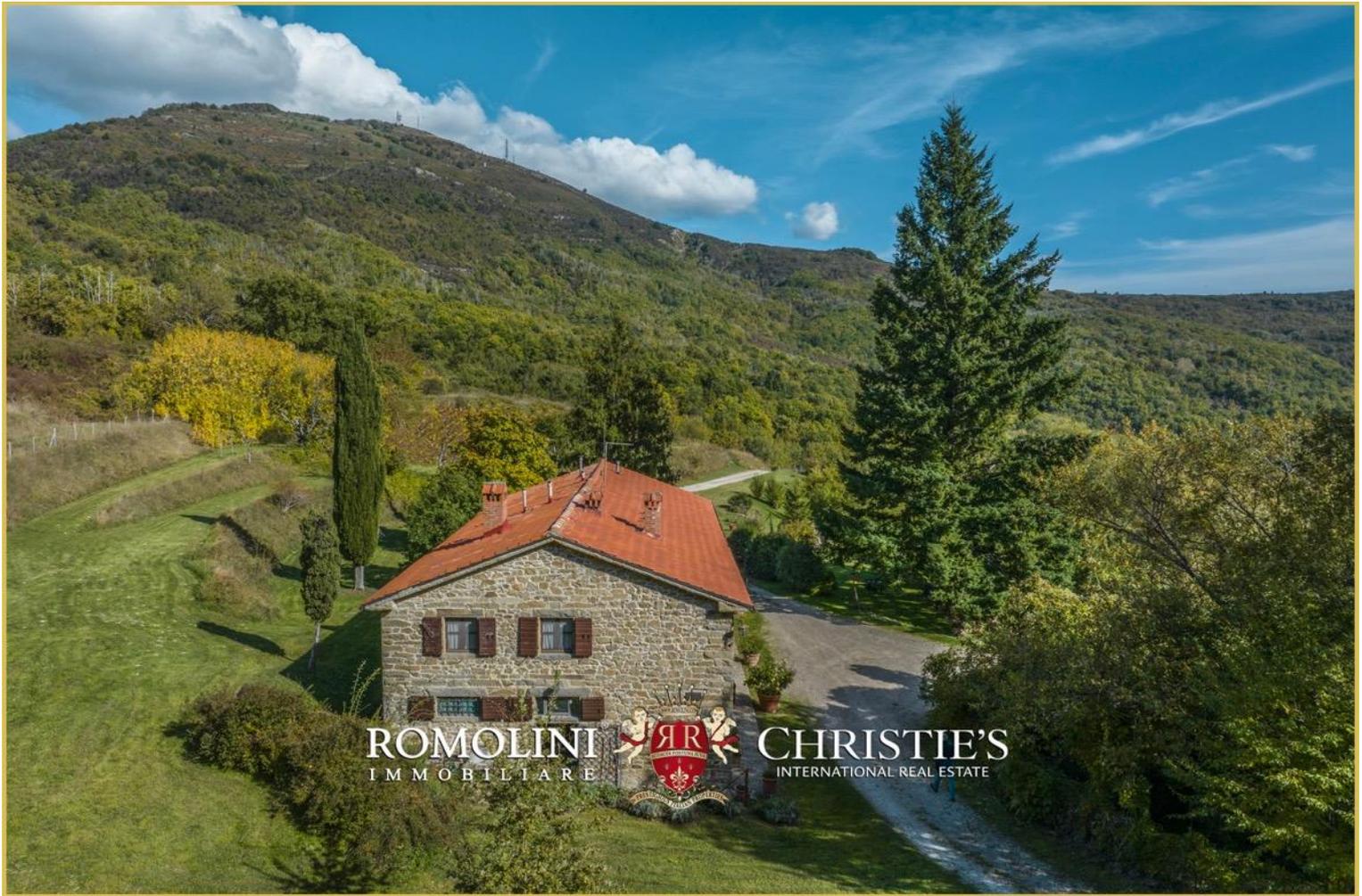
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