

Ref. 3016 – **CASALE GINEVRA**

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RUSTIC COUNTRY HOUSE WITH GARDEN FOR SALE IN PIEVE SANTO STEFANO, TUSCANY

Pieve Santo Stefano – Arezzo – Tuscany



Interiors
249 m²

Bedrooms
4+

Bathrooms
3+

Total land
2,395 m²

This delightful farmhouse is only ten minutes from the center of Sansepolcro, in a secluded location easily accessible via a well-maintained dirt road, and is immersed in the tranquility of the countryside, inserted into a small inhabited nucleus at the foot of an ancient castle, where the sense of privacy and independence remains absolute and fully guaranteed. The 2,400-m² garden features terraces with a vegetable garden, fruit trees, and several convivial and panoramic corners.

SUMMARY OF THE PROPERTY

REFERENCE #: 3016 – CASALE GINEVRA

TYPE: rustic farmhouse

CONDITIONS: habitable

LOCATION: hilly, very panoramic

ACCESS: excellent, paved road

INTERIORS: 249 square meters (2,679 square feet)

TOTAL ROOMS: 18

BEDROOMS: 4+

BATHROOMS: 3+

ANNEXES: firewood shelter

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, original fireplace, terraced garden

EXTERIOR: 2,395 square meters (0.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 283.68 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Pieve Santo Stefano (9km; 15'), Sansepolcro (11km; 15'), Anghiari (19km; 25'), Città di Castello (27km; 30'), Arezzo (47km; 50'), Cortona (62km; 1h 15'), Perugia (78km; 1h), Montepulciano (94km; 1h 25'), Siena (114km; 1h 40'), Montalcino (118km; 2h), Florence (121km; 1h 50'), Rimini (121km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (80km; 55'), Firenze A. Vespucci (140km; 1h 35'), Bologna G. Marconi (172km; 1h 45'), Roma Ciampino (259km; 2h 35'), Roma Fiumicino (274km; 2h 40')

CASALE GINEVRA

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The property (249 m²) develops over two levels and retains on the ground floor spaces that were once used as stables and deposits, now transformed into large multipurpose areas that extend across the entire surface of the building, offering rare, flexible potential and extraordinary versatility.

On the upper floor, the current layout allows for a comfortable division into two autonomous but interconnected housing units. The first, overlooking the garden, consists of a habitable kitchen, bedroom, and bathroom, with a cozy, functional, and welcoming setting. The second unit, with the possibility of independent entrance, offers a larger and more convivial dimension, with three bedrooms, a bathroom, a large living room with fireplace, a spacious equipped kitchen area, and an additional bathroom.

Completing the property are a **woodshed** and an **ancient oven**, authentic features that enrich and enhance the rural character of the complex.

The external context is one of the most suggestive elements of the property: the garden is arranged in stone terraces that draw a natural sequence of private and scenic corners, ideal for relaxing moments or for unique landscape features.

The land also offers the possibility of building a swimming pool and already hosts a **bocce court**, along with additional recreational areas immersed in greenery, where time seems to slow down and the quality of life finds its maximum expression.



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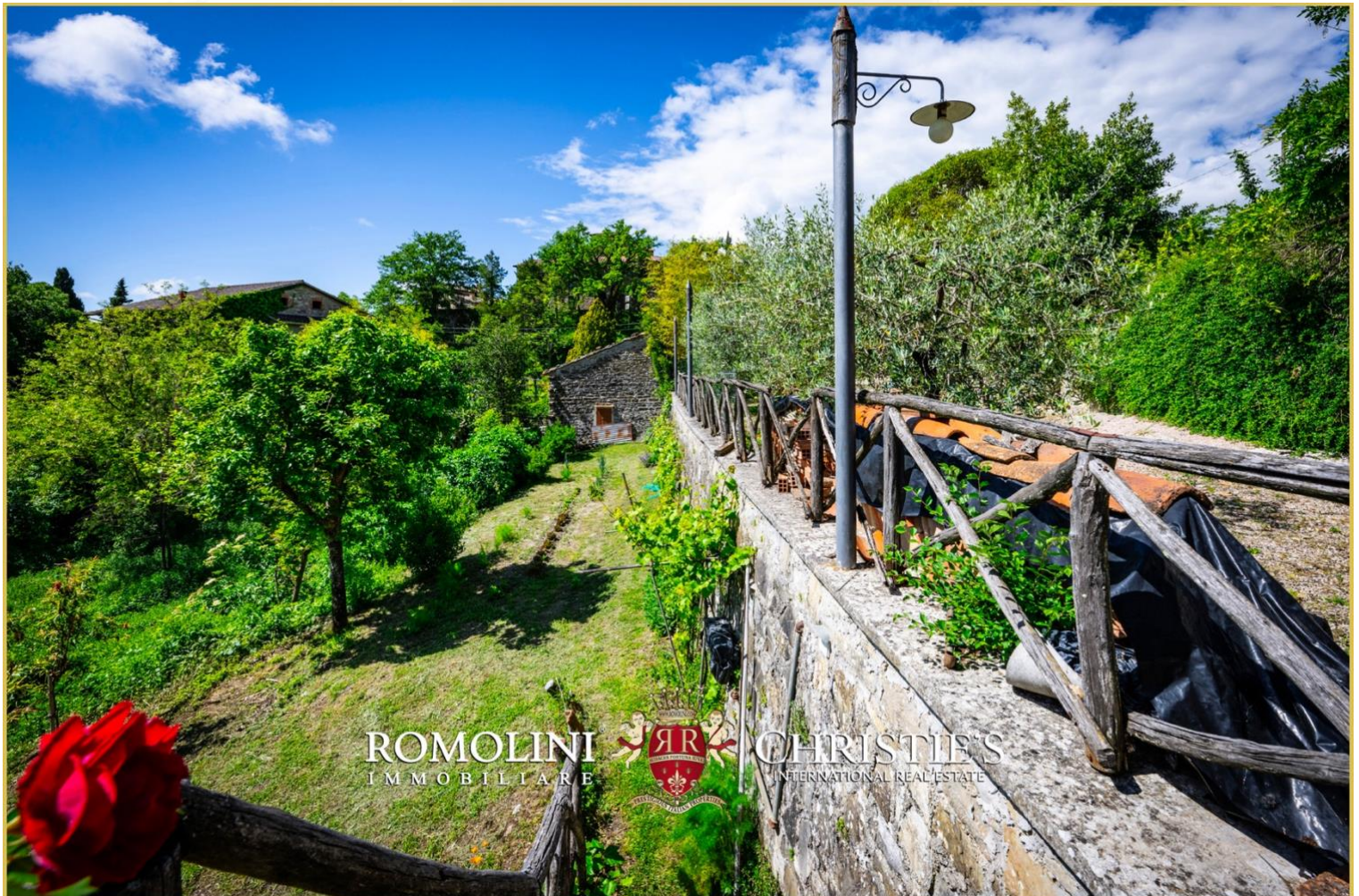


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