

Ref. 3048 – **CASALE AGRESTI**

www.romolini.com/en/3048

RUSTIC COUNTRY HOUSE WITH VIEWS OF THE LAKE BILANCINO FOR SALE IN MUGELLO

Barberino del Mugello – Florence – Tuscany



Interiors
530 m²

Bedrooms
7

Bathrooms
3

Total land
35.9 ha

Olive grove
3.8 ha

Immersed in the peaceful hills of the Mugello, in a panoramic position with charming views over the lake, this delightful country house preserves the authentic character of traditional Tuscan architecture. The property comprises the main house and a characteristic former hay barn, set in a setting of complete privacy and perfect harmony with the surrounding landscape. The estate covers approximately 35.9 hectares (88.7 acres), all on a hillside, and is mostly covered by woods that provide privacy and offer interesting opportunities for hikes and walks in the open air.

SUMMARY OF THE PROPERTY

REFERENCE #: 3048 – CASALE AGRESTI

TYPE: farmhouse

CONDITIONS: habitable

LOCATION: hillside, panoramic

ACCESS: excellent

INTERIORS: 530 square meters (5,702 square feet)

TOTAL ROOMS: 20

BEDROOMS: 7

BATHROOMS: 3

ANNEXES: former barn

MAIN FEATURES: stone and brick walls, terracotta flooring, vaulted ceilings, exposed wooden beams, fireplaces, garden, olive trees, barn to be restored

EXTERIOR: 35.9 hectares (88.7 acres)

OLIVE GROVE: 3.8 hectares (9.4 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: fan coils

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Borgo San Lorenzo (15km; 20'), Fiesole (30km; 40'), Firenze (45km; 50'), Barberino di Mugello (10km; 15'), Pontassieve (40km; 50'), Rufina (40km; 45'), Figline e Incisa Valdarno (70km; 55'), Pistoia (60km; 45'), San Gimignano (95km; 1h 20'), Arezzo (120km; 1h 30'), Siena (110km; 1h 20'), Pisa (110km; 1h 25')

CLOSEST AIRPORTS

Firenze A. Vespucci (35km; 40'), Bologna G. Marconi (70km; 55'), Pisa G. Galilei (110km; 1h 20'), Perugia San Francesco (200km; 2h 20'), Rimini F. Fellini (195km; 2h 10'), Roma Ciampino (340km; 3h 30'), Roma Fiumicino (345km; 3h 30')

CASALE AGRESTI

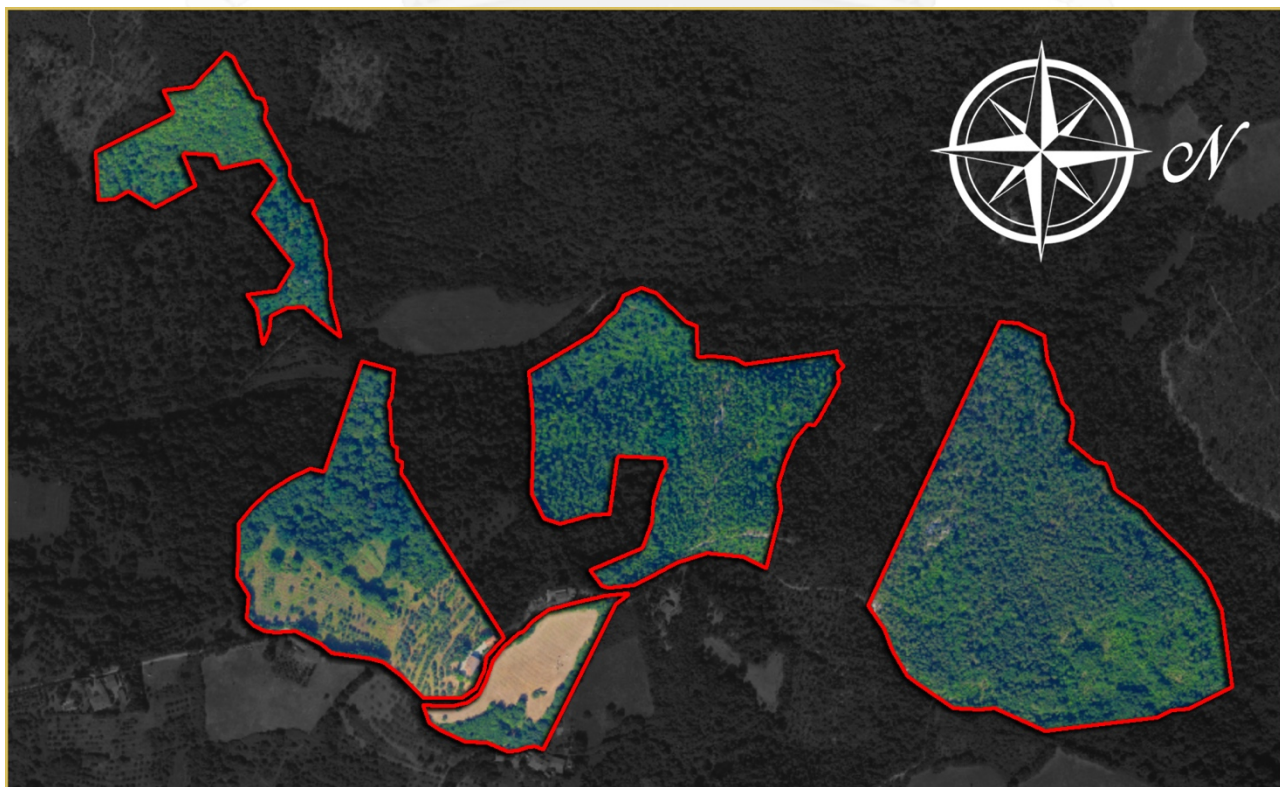
Immersed in the peaceful hills of the **Mugello**, in a panoramic position with charming views over the lake, this delightful **country house** preserves the authentic character of traditional Tuscan architecture. The property comprises the main house and a characteristic former hay barn, set in a setting of complete privacy and perfect harmony with the surrounding landscape.

The **main house** (461 m – 4,960 ft²) is arranged over two floors. The ground floor opens into a spacious entrance hall leading to the living area, which includes a large living room with a fireplace, currently also used as a billiard room, a spacious kitchen with a magnificent fireplace and oven, a sitting room, a laundry room, a guest bathroom, a storage room and a utility room. From the entrance hall there is also access to the cellar and the large garage. The floor is completed by two practical storage rooms with independent external access. The upper floor accommodates the sleeping area, arranged around two hallways that lead to seven bedrooms and two bathrooms, offering generous and versatile spaces, ideal both as a private residence and for a hospitality project.

A short distance from the main house stands the **former barn** (69 m² – 742 ft²), an authentic rural building comprising a tool storage room and a covered shelter on the ground floor, while the upper floor retains the traditional open space of the hayloft, offering interesting opportunities for restoration and enhancement.

The estate covers approximately **35.9 hectares (88.7 acres)**, all on a hillside, and is mostly covered by woods that provide privacy and offer interesting opportunities for hikes and walks in the open air. A **2,000-m² garden** has been laid out around the house, providing a place to relax outdoors in the summer. An **olive grove** (3.8 ha) covers the southern slope of the hill, and a plot of **arable land** (approximately 2.0 ha) could be used to plant a small vineyard.

A residence of authentic charm, where the character of Tuscan tradition blends seamlessly with the beauty of the surrounding landscape, creating an atmosphere of complete tranquility and an immersive experience in nature.



































ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com