

## RUSTIC COUNTRY HOUSE WITH POOL AND OLIVE GROVE FOR SALE ON THE HILLS OF VALDARNO

Laterina Pergine Valdarno – Arezzo – Tuscany



**Interiors**  
405 m<sup>2</sup>

**Bedrooms**  
3 (up to 5)

**Bathrooms**  
3 (up to 6)

**Swimming pool**  
10 × 4.5 m

**Total land**  
1.2 ha

**Olive grove**  
130 trees

In the Valdarno hills, not far from Pergine and Bucine, rustic country house with garden and olive grove is for sale. The building (405 m<sup>2</sup>) is currently divided into two sections, one of which has already been renovated, while the other is to be completed according to a pre-approved plan. The two wings are connected but could be made completely independent to create two separate residential units. The house is surrounded by a 2,700-m<sup>2</sup> garden, which is fenced off at its highest point. A gentle slope leads down from the house to a 10 × 4.5 m swimming pool in a scenic location.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3049 – CASALE PERGINE

**TYPE:** country house

**CONDITIONS:** partially restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (1.8 km)

**INTERIORS:** 405 square meters (4,358 square feet)

**TOTAL ROOMS:** 14

**BEDROOMS:** 3 (up to 5)

**BATHROOMS:** 3 (up to 6)

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, travertine flooring, portion of house to be restored, porch, fenced garden, swimming pool, olive trees

**EXTERIOR:** 1.2 hectares (3.0 acres)

**GARDEN:** yes, around the farmhouse

**SWIMMING POOL:** 10 × 4.5 m

**ELECTRICITY:** already connected + photovoltaic system

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**FUEL:** firewood

**ENERGY CERTIFICATE:** **A2** (EP<sub>gl, nren</sub> = 53.00 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Pergine Valdarno (4km; 10'), Laterina (10km; 15'), Bucine (11km; 15'), Montevarchi (14km; 20'), Arezzo (22km; 30'), San Giovanni Valdarno (20km; 25'), Monte San Savino (28km; 35'), Greve in Chianti (48km; 1h), Siena (50km; 55'), Florence (60km; 1h 10'), Montepulciano (65km; 1h 5'), Pienza (71km; 1h 15'), Montalcino (79km; 1h 20')

## CLOSEST AIRPORTS

Firenze A. Vespucci (79km; 1h), Pisa G. Galilei (140km; 1h 40'), Bologna G. Marconi (161km; 1h 55'), Ancona R. Sanzio (218km; 2h 30'), Roma Ciampino (252km; 2h 40'), Roma Fiumicino (256km; 2h 35')

## CASALE PERGINE

In the **Valdarno** hills, not far from **Pergine** and **Bucine**, austic **country house** with garden and olive grove is for sale. The building (405 m<sup>2</sup>) is currently divided into two sections, one of which has already been renovated, while the other is to be completed according to a pre-approved plan. The two wings are connected but could be made completely independent to create two separate residential units.

The renovated section occupies the western part of the farmhouse and is laid out over two levels. The ground floor houses the living area, consisting of an entryway, living room, large eat-in kitchen, bathroom, and a spacious utility area with a small cellar and laundry room. The first floor houses the sleeping area, consisting of three bedrooms, two of which have en-suite bathrooms.

The eastern wing, which has yet to be renovated, is also spread over two levels and follows the same layout: the ground floor would house the living area, consisting of a large living/dining room, a hallway, a kitchen, and a guest bathroom. The first floor would house the sleeping area with two bedrooms, both with private bathrooms.

The house is surrounded by a **2,700-m<sup>2</sup> garden**, which is fenced off at its highest point. A gentle slope leads down from the house to a **10 × 4.5 m swimming pool** in a scenic location.

The rest of the property, approximately 9,500 m<sup>2</sup>, is dotted with about **130 olive trees** that produce excellent Tuscan extra virgin olive oil.

Basic amenities are available in the nearby town of **Pergine Valdarno**, less than ten minutes away by car: here you'll find restaurants, bars, grocery stores for daily needs, and elementary schools. For additional amenities, simply head to the town of **Bucine** (about fifteen minutes away). In Montevarchi, one can take the **A1 highway**, which provides a quick connection to Florence and most of Italy.













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