

ORGANIC ESTATE WITH RENOVATION PROJECT FOR SALE IN CASENTINO, TUSCANY

Subbiano – Arezzo – Tuscany



Interiors
605 m²

Bedrooms
Up to 7

Bathrooms
Up to 10

Total land
14.4 ha

Vineyards
1.7 ha

Olive grove
1.0 ha

Hazelnut grove
2,800 m²

Bamboo grove
4,900 m²

At the gates of Casentino, between Subbiano and Bibbiena in a very quiet position, organic estate with a farmhouse to be renovated for sale. The property covers about 14.4 hectares on a hilly position with excellent south exposure that ensures perfect land for various crops. The farm operates with certified organic methods and is dedicated to cultivating various products. The renovation of the farmhouse would offer several rooms, making the property very suitable for tourist-hospitality development.

SUMMARY OF THE PROPERTY

REFERENCE #: 3063 – PODERE GIAGGIOLO

TYPE: organic farm

CONDITIONS: partially restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 605 square meters (6,509 square feet)

TOTAL ROOMS: 18

BEDROOMS: up to 7

BATHROOMS: up to 10

ANNEXES: guesthouse, technical room

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, porch, country house to be restored, whirlwind tub, garden, vineyards, olive grove, bamboo grove, hazelnut grove, organic methods

EXTERIOR: 14.4 hectares (35.6 acres)

VINEYARDS: 1.7 hectares (4.2 acres)

OLIVE GROVE: 1.0 hectare (2.5 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes, FWA

GAS: LPG (to be installed)

ENERGY CERTIFICATE: **A1** (EP_{gl, nren} = 104.67 kWh/m²year)

HEATING SYSTEM: pellet stove + fireplace

CLOSEST CITIES AND TOWNS

Subbiano (6 km; 10'), Capolona (10 km; 15'), Arezzo (18 km; 25'), Anghiari (22 km; 30'), Bibbiena (22 km; 30'), Poppi (30 km; 35'), Sansepolcro (35 km; 40'), Cortona (50 km; 50'), Città di Castello (52 km; 55'), Montepulciano (78 km; 1h 10'), Siena (90 km; 1h 20'), Pienza (92 km; 1h 25'), Greve in Chianti (95 km; 1h 30'), Florence (85 km; 1h 20'), Montalcino (120 km; 1h 50'), Perugia (90 km; 1h 25'), Assisi (105 km; 1h 40'), San Gimignano (130 km; 1h 55'), Lucca (165 km; 2h 15'), Pisa (175 km; 2h 20'), Bologna (165 km; 2h 5'), Rome (225 km; 2h 45')

CLOSEST AIRPORTS

Firenze A. Vespucci (100 km; 1h 30'), Perugia San Francesco (105 km; 1h 35'), Pisa G. Galilei (175 km; 2h 20'), Bologna G. Marconi (165 km; 2h 5'), Rimini F. Fellini (145 km; 2h 10'), Rome Fiumicino (255 km; 3h), Rome Ciampino (240 km; 2h 55')

PODERE GIAGGIOLO

At the gates of **Casentino**, between **Subbiano** and **Bibbiena** in a very quiet position, **organic estate** with a farmhouse to be renovated for sale. The property covers about **14.4 hectares** on a hilly position with excellent south exposure that ensures perfect land for various crops.

The farm operates with **certified organic methods** and is dedicated to cultivating various products. First, we find a **vineyard** (1.7 ha) of Cabernet Sauvignon, Grechetto, Sangiovese, and Malvasia varieties: the grapes produced are then sold to local producers for winemaking. Next are an olive grove (about 1.0 ha in total distributed in various points of the company), a **hazelnut grove** (2,800 m²), and a **bamboo grove** (4,900 m²) used for the production of solid combustible. The arable land (about 3.4 ha) is cultivated with **saffron**, **iris**, and forage for animals. The property's borders are marked by a strip of mixed woodland (about 6.9 ha).

A **stream** flows through the property, not far from the house, and is freely and easily accessible.

The company is currently operational in terms of agricultural production but is not employed in a hospitality function: the renovation of the farmhouse would offer several rooms (all of generous size and potentially with private bathroom), making the property very suitable for **tourist-hospitality development**, not to mention the variety of crops carried out in the company that would offer a wide selection of dishes using organic products truly zero kilometers.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (500 m² – 5,380 ft², 5 bedrooms and 8 bathrooms) is a large rural building, in typical Tuscan style with stone and brick structure, entirely to be renovated. As for the layout, a previous project proposed the following distribution of spaces:

- **Ground floor:** generous habitable kitchen, large living room with veranda, dining room, private office, service bathroom, and two changing rooms (both with bathroom) meant for a potential pool to be built;
- **First floor:** five spacious bedrooms, all with en-suite bathroom (one also with a private walk-in closet).

The **guesthouse** (90 m² – 968 ft², 2 bedrooms and 2 bathrooms) is a cozy building on two floors, completely renovated and divided into two small independent apartments, both consisting of a living room with kitchenette, bedroom, and bathroom. The smaller size of this building makes it particularly suitable as a house for the owners or as units to rent to couples seeking privacy and intimacy.

A **technical room** (15 m² – 161 ft²) adjacent to the guesthouse completes the property.





















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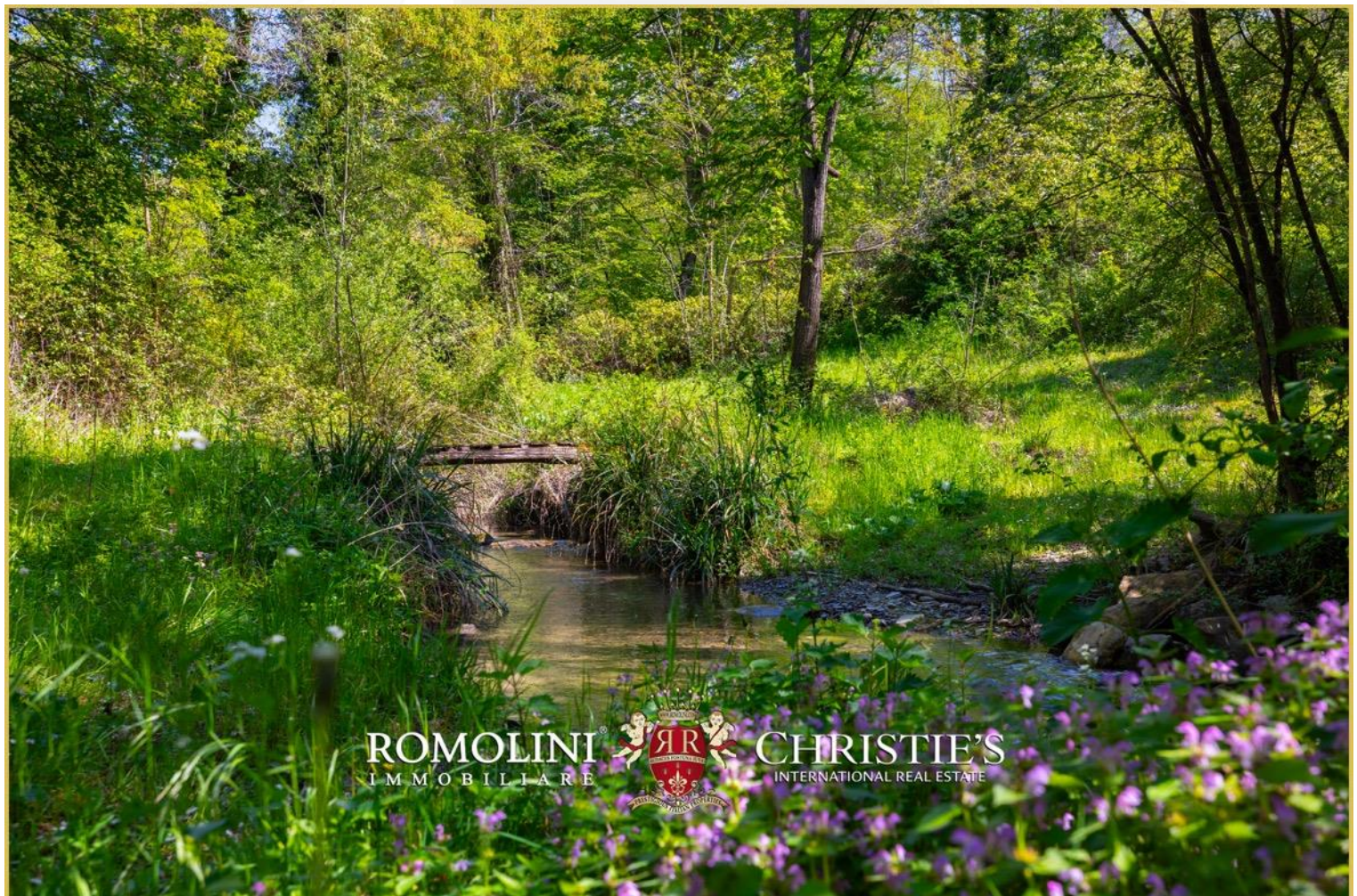
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