

Ref. 3071 – **CASALE LA CASCATA**

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RESTORED COUNTRY HOUSE WITH NATURAL SPRING FOR SALE IN CASENTINO, TUSCANY

Bibbiena – Arezzo – Tuscany



Interiors
315 m²

Bedrooms
2 (up to 4)

Bathrooms
2

Total land
2.0 ha

On the first hills of Casentino, not far from Bibbiena, renovated rustic farmhouse with natural spring and access to a stream for sale. This farmhouse enjoys a secluded position near a small village immersed in a landscape of forests, fields, and watercourses. The close proximity to the stream gives the property an atmosphere of rare tranquility, punctuated by the sound of water and the scents of riparian vegetation. The surrounding territory offers a perfect balance between nature, history, and spirituality: the Casentinesi Forests National Park, the Sanctuary of La Verna, the Hermitage of Camaldoli, and the suggestive medieval villages of Casentino make this area one of the most authentic and fascinating in Tuscany.

SUMMARY OF THE PROPERTY

REFERENCE #: 3071 – CASALE LA CASCATA

TYPE: rustic farmhouse

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 315 square meters (3,389 square feet)

TOTAL ROOMS: 9

BEDROOMS: 2 (up to 4)

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, original oven, porch, loggia, garden, access to the stream, whirlwind tub

EXTERIOR: 2.0 hectares (4.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: gasoil

ENERGY CERTIFICATE:  (EP_{gl, nren} = 430.50 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Partina (2 km; 5'), Bibbiena (8 km; 10'), Poppi (10 km; 15'), Camaldoli (8 km; 10'), Pratovecchio Stia (18 km; 25'), Subbiano (22 km; 30'), Anghiari (35 km; 40'), Arezzo (35 km; 40'), Sansepolcro (45 km; 50'), Cortona (65 km; 1h), Città di Castello (65 km; 1h), Perugia (105 km; 1h 30'), Montepulciano (115 km; 1h 45'), Assisi (120 km; 1h 45'), Florence (70 km; 1h 20'), Siena (105 km; 1h 45'), Montalcino (135 km; 2h 10'), San Gimignano (120 km; 2h), Bologna (140 km; 1h 50'), Pisa (160 km; 2h 15'), Lucca (150 km; 2h), Rome (245 km; 3h)

CLOSEST AIRPORTS

Firenze A. Vespucci (85 km; 1h 20'), Perugia San Francesco (120 km; 1h 45'), Rimini F. Fellini (125 km; 1h 50'), Bologna G. Marconi (140 km; 1h 50'), Pisa G. Galilei (160 km; 2h 15'), Roma Ciampino (260 km; 3h 10'), Roma Fiumicino (280 km; 3h 20')

CASALE LA CASCATA

On the first hills of **Casentino**, not far from **Bibbiena**, renovated **rustic farmhouse** with **natural spring** and access to a stream for sale. This farmhouse enjoys a secluded position near a small village immersed in a landscape of forests, fields, and watercourses. The close proximity to the stream gives the property an atmosphere of rare tranquility, punctuated by the sound of water and the scents of riparian vegetation. The surrounding territory offers a perfect balance between nature, history, and spirituality: the **Casentinesi Forests National Park**, the **Sanctuary of La Verna**, the **Hermitage of Camaldoli**, and the suggestive medieval villages of Casentino make this area one of the most authentic and fascinating in Tuscany.

The property is bordered by a **stream** with clear waters, a natural element that provides freshness during the summer season and creates a pleasant background sound, helping to make the environment particularly relaxing and evocative.

The nearby town has all the services for daily needs (less than five minutes by car), while for everything else, just reach **Bibbiena** where there are also schools, supermarkets, and a convenient railway station that allows reaching **Arezzo** in just over half an hour.

DESCRIPTION OF THE PROPERTY

The **farmhouse** (304 m² – 3,271 ft², 2 bedrooms, and 2 bathrooms) is a rustic building on two floors, fully renovated and easily usable as a private home or as a potential guest activity thanks to the possibility of dividing the spaces into two independent apartments.

- **Ground floor:** large living room with dining area and kitchen, cellar, study (or small bedroom), and bathroom;
- **First floor:** dining room with kitchen, living room, two bedrooms, study (potentially a bedroom if needed), and bathroom.

On the ground floor, with independent access, there is also a comfortable **garage** and a shed with original oven and porch.

A few steps from the house, there is a **small agricultural storage** (11 m² – 118 ft²) very useful for sheltering garden tools.

The buildings are surrounded by a **14,000-m² flat park**, dotted with ornamental plants and very suitable for building a swimming pool. The greenery is particularly lush thanks to the presence of abundant water, ensuring a well-maintained lawn even in summer. Not far from the farmhouse, a **Jacuzzi tub** has been installed for relaxing in complete tranquility.

In a wooded parcel a few hundred meters from the property, there is a **natural spring** that supplies water to the house (together with the municipal aqueduct) via a pipeline built for this purpose. The land hosting the spring is in co-ownership (50%).











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