

Ref. 3082 – **TENUTA CIVITELLA**

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96.5-HA ORGANIC ESTATE FOR SALE IN CIVITELLA IN VAL DI CHIANA, TUSCANY

Civitella in Val di Chiana – Arezzo – Tuscany



Interiors
1,624 m²

Bedrooms
10+

Bathrooms
10+

Total land
96.5 ha

Olive grove
650 trees

Oil
600 kg

In the heart of Val di Chiana, near the ancient village of Civitella in Val di Chiana, is this interesting organic farm that extends over a total area of more than 96 hectares. The property has a varied configuration: the arable land is mainly in the plain, while olive groves and forests occupy the hilly areas, creating a harmonious and characteristic landscape of the Tuscan countryside.

SUMMARY OF THE PROPERTY

REFERENCE #: 3082 – TENUTA CIVITELLA

TYPE: organic agricultural estate

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 1,624 square meters (17,474 square feet)

TOTAL ROOMS: 25+

BEDROOMS: 10+

BATHROOMS: 10+

ANNEXES: rural outbuildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, fireplaces, land suitable for horses, olive trees, huge water availability, potential for tourist development

EXTERIOR: 96.5 hectares (238.4 acres)

OLIVE GROVE: 650 trees

OIL PRODUCTION: 600 kg / year

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (4 km; 5'), Civitella in Val di Chiana (7 km; 10'), Bucine (11 km; 15'), Montevarchi (20 km; 25'), Arezzo (23 km; 30'), Castiglion Fibocchi (25 km; 30'), Laterina (25 km; 30'), Castiglion Fiorentino (35 km; 40'), Gaiole in Chianti (34 km; 45'), Cortona (41 km; 50'), Siena (46 km; 45'), Montepulciano (51 km; 50'), Pienza (58 km; 1h), Monteriggioni (61 km; 55'), Castiglione del Lago (63 km; 50'), Florence (69 km; 1h 10'), San Gimignano (82 km; 1h 15'), Montalcino (90 km; 1h 25'), Perugia (90 km; 1h 20'), Volterra (97 km; 1h 30'), Assisi (115 km; 1h 40'), Pisa (145 km; 1h 50'), Lucca (140 km; 1h 50'), Bologna (165 km; 1h 55'), Rome (215 km; 2h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (85 km; 1h 10'), Perugia San Francesco (90 km; 1h 20'), Pisa G. Galilei (145 km; 1h 50'), Grosseto C. Baccarini (111 km; 1h 30'), Bologna G. Marconi (166 km; 1h 55'), Roma Ciampino (229 km; 2h 25'), Roma Fiumicino (242 km; 2h 30')

TENUTA CIVITELLA

In the heart of **Val di Chiana**, near the ancient village of **Civitella in Val di Chiana**, is this interesting **organic farm** that extends over a total area of more than **96 hectares**. The property has a varied configuration: the arable land is mainly in the plain, while olive groves and forests occupy the hilly areas, creating a harmonious and characteristic landscape of the Tuscan countryside.

The location is strategic, close to **Arezzo** and well connected to **Siena** and the main centers of **Tuscany**. The excellent accessibility, the large agricultural area, the presence of flat and hilly lands, and the building heritage to be recovered make the property particularly interesting for those wishing to develop a broad agricultural and agritourism project.

For characteristics and terrain conformation, the property could also lend itself to the development of an activity related to horse breeding and management, which should be evaluated in relation to the development of the *Agriturismo* activity.

The arable land and olive groves are managed according to organic farming methods, with the relevant certifications and recognition of the contributions provided by agri-environmental measures.

- The **arable land**, covering a total area of about 65.7 hectares, is intended for crop rotation, including cereals, legumes, and oilseeds, according to an agronomic management aimed at maintaining soil fertility and crop sustainability.
- The **olive grove**, partially terraced, extends over about **9.4 hectares** where about **650 trees** are present. The annual production is about 35 quintals of olives, corresponding to about **600 liters of extra virgin olive oil**. The cultivated varieties are those of the Tuscan tradition, mainly Moraiolo and Frantoio.
- The **woods** (20.8 ha), easily manageable, represent an important component of the company's heritage and contribute to biodiversity and the balance of the agricultural ecosystem.

The property is also crossed by a **stream**, which runs through the valley before flowing into the Ambra stream, a tributary of the Arno river, an element that further contributes to the environmental and scenic richness of the estate.

POTENTIAL AGRICULTURAL AND TOURISM PROJECT

The characteristics of the property suggest diversifying agricultural activity through the development of an agritourism project, with the recovery and restructuring of two distinct building clusters.

In the flat area, there is an **ancient watermill** to be renovated, arranged over two levels and with a total area of about 714 m², surrounded by about 1,100 m² of garden. On the hillside, immersed among the olive groves and with wide views of the gentle hills between Val di Chiana and Val d'Ambra, is an **ancient farmhouse complex**, also to be completely renovated.

The complex is composed of several buildings with a total area of about 910 m², surrounded by about 3,970 m² of flat land to be used as a garden.





































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