

18-HA ORGANIC ESTATE WITH AGRITURISMO FOR SALE IN BIBBIENA, CASENTINO

Bibbiena – Arezzo – Tuscany



Interiors
759 m²

Bedrooms
5+

Bathrooms
5+

Total land
18.3 ha

In the heart of Casentino, at the foot of the Casentino Forests that guard the ancient Hermitage of Camaldoli, this property preserves a history deeply linked to the secular presence of the Camaldolese Monks, who for centuries played a key role in the religious, economic, and agricultural life of this territory. The accommodation activity is now hosted in a fully renovated building organized into three apartments, for a total of 11 authorized beds. The farm spans approximately 18.3 hectares (45.2 acres) and is managed according to organic farming principles.

SUMMARY OF THE PROPERTY

REFERENCE #: 3094 – PODERE CAMALDOLI

TYPE: estate

CONDITIONS: partially restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 759 square meters (8,167 square feet)

TOTAL ROOMS: 22+

BEDROOMS: 5+

BATHROOMS: 5+

ANNEXES: reception, building to be restored

MAIN FEATURES: stone and brick walls, vaulted ceilings, terracotta and stone flooring, wooden beams, arches, garden, land suitable for horses

EXTERIOR: 18.3 hectares (45.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 206.81 kWh/m²year)

HEATING SYSTEM: radiators, air conditioning

CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Bibbiena (5 km; 10'), Poppi (10 km; 15'), Subbiano (20 km; 25'), Stia (20 km; 25'), Pratovecchio (22 km; 30'), Chiusi della Verna (25 km; 35'), Capolona (25 km; 30'), Arezzo (35 km; 40'), Anghiari (45 km; 55'), Sansepolcro (55 km; 1h 5'), Bagno di Romagna (55 km; 1h 10'), Cortona (65 km; 1h 10'), Città di Castello (65 km; 1h 15'), Florence (75 km; 1h 25'), San Giovanni Valdarno (75 km; 1h 15'), Faenza (90 km; 1h 30'), Ravenna (115 km; 1h 50'), Siena (115 km; 1h 45'), Perugia (120 km; 1h 50'), Bologna (135 km; 1h 50'), Lucca (145 km; 2h 10'), Pisa (155 km; 2h 15'), Rome (245 km; 2h 55')

CLOSEST AIRPORTS

Firenze A. Vespucci (90 km; 1h 35'), Perugia San Francesco (125 km; 1h 55'), Bologna G. Marconi (140 km; 1h 55'), Pisa G. Galilei (165 km; 2h 20'), Forlì L. Ridolfi (95 km; 1h 35'), Rimini F. Fellini (135 km; 2h), Roma Ciampino (245 km; 2h 55'), Roma Fiumicino (270 km; 3h 15')

PODERE CAMALDOLI

In the heart of **Casentino**, at the foot of the Casentino Forests that guard the ancient Hermitage of Camaldoli, this property preserves a history deeply linked to the secular presence of the **Camaldolese Monks**, who for centuries played a key role in the religious, economic, and agricultural life of this territory.

The history of the property is part of the broader network of lands, farms, and agricultural structures that, over the centuries, belonged to the monastic community founded by **St. Romuald at the beginning of the 11th century**. The Camaldolese system developed not only around the Hermitage and the Monastery but also included an extensive rural estate to support the community's life and organize the agricultural activities of the area.

The origin of the estate is intertwined with this ancient organization. The estate's locations were originally owned by the monks and served a significant function along the old route of Casentino: it was a **postal station for horse changes**, located along the carriage road that crossed the countryside following the course of the Archiano river.

A crossing and connection point, therefore, between the **agricultural world of the valley and the monastic one of the mountains**, where the productive vocation and hospitality were already deeply connected.

Today, this ancient vocation lives on through the farm and agritourism activities, in a landscape of extraordinary authenticity where **nature, agriculture, hospitality, and history still coexist harmoniously**.

DESCRIPTION OF THE BUILDINGS

The accommodation activity is now hosted in a fully renovated building organized into **three apartments**, for a total of **11 authorized beds**.

The building develops on three levels, with one apartment on each floor. Each unit has a kitchen, living room, and sleeping area. The ground floor apartment has **one bedroom**, while the apartments on the first and second floors each consist of **two bedrooms**.

The environments retain the typical character of Tuscan rural architecture and offer guests an immersive experience in a natural and historic context of particular value.

In the garden belonging to the farm, there is a small building that once housed the **farm weight station**, which has now been transformed into the activity's reception.

The accommodation business could be further expanded through the recovery of another building located in the heart of the estate.

The location is particularly interesting: the building enjoys a wide and open view of the surrounding landscape, with glimpses reaching **La Verna**, and represents a potential opportunity to create new spaces for hospitality, catering, or complementary activities.

The recovery of this building would also strengthen the unitary character of the complex, further enhancing the relationship between rural architecture, landscape, and agricultural activity.

THE AGRICULTURAL ACTIVITY

The farm spans approximately **18.3 hectares (45.2 acres)** and is managed according to **organic farming principles**. The management of the agricultural and agritourism activities is handled by a specially established agricultural company.

Agricultural production is currently mainly focused on **cereals**, cultivated according to organic methods and destined, through supply agreements, for delivery to a cooperative that handles processing and marketing of the product, used for the production of **pasta and other organic specialties**.

The agricultural sector also presents interesting opportunities for development and diversification,

through introducing new crops such as **vegetable productions**, which could naturally connect with the agritourism activity and the potential enhancement of the short supply chain.

Due to its location, terrain composition, and landscape features, the property also has a particular vocation for **horse breeding and equestrian activities**.

This possibility could be developed either as an independent activity or as a complementary element to the experience of agritourism guests, creating routes and activities related to horseback riding, nature walks, and exploration of the territory.



The property's location, immersed in the Casentino landscape and at the same time easily accessible, indeed represents an element of particular interest for those seeking an authentic experience in contact with nature, with the possibility of directly reaching **trails, woods, and rural paths**.



















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