

Ref. 3103 – **PORZIONE BADIA**

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SEMI-DETACHED FARMHOUSE WITH GARAGE FOR SALE IN BADIA TEDALDA, TUSCANY

Badia Tedalda – Arezzo – Tuscany



Interiors
210 m²

Bedrooms
3

Bathrooms
2

Total land
1.350 m²

Immersed in an environment of extraordinary natural beauty, among the pristine landscapes of the Tusco-Romagnolo Apennines, this portion of mountain-style farmhouse offers an authentic living experience in contact with nature. Skillfully renovated, the property retains the traditional character of local architecture, enriched by fine materials, artisanal work, and details designed to combine comfort and authenticity.

SUMMARY OF THE PROPERTY

REFERENCE #: 3103 – PORZIONE BADIA

TYPE: semidetached farmhouse

CONDITIONS: restored

LOCATION: countryside, close to a river

ACCESS: excellent, paved road

INTERIORS: 210 square meters (2,260 square feet)

TOTAL ROOMS: 6

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: garage

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and parquet flooring, sky-lights, wooden fixtures, private garage, BBQ

EXTERIOR: 1,350 square meters (0.3 acres)

GARDEN: no

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 267.98 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Badia Tedalda (10 km; 15'), Sestino (18 km; 25'), Pieve Santo Stefano (25 km; 35'), Borgo Pace (25 km; 35'), Sansepolcro (35 km; 45'), Pennabilli (40 km; 55'), Sant'Agata Feltria (45 km; 1h), Anghiari (50 km; 1h), Chiusi della Verna (50 km; 1h), San Giustino (50 km; 1h), Città di Castello (60 km; 1h 15'), Bagno di Romagna (65 km; 1h 20'), Arezzo (70 km; 1h 20'), Urbino (75 km; 1h 30'), Cesena (95 km; 1h 40'), Rimini (100 km; 1h 45'), Florence (110 km; 1h 55'), Perugia (115 km; 2h), Ravenna (135 km; 2h 15'), Bologna (150 km; 2h 10'), Siena (150 km; 2h 20'), Pisa (195 km; 2h 50'), Rome (245 km; 3h 10')

CLOSEST AIRPORTS

Rimini F. Fellini (85 km; 1h 35'), Perugia San Francesco (105 km; 1h 50'), Firenze A. Vespucci (110 km; 1h 55'), Bologna G. Marconi (150 km; 2h 10'), Ancona R. Sanzio (155 km; 2h 25'), Pisa G. Galilei (195 km; 2h 50'), Roma Ciampino (245 km; 3h 10'), Roma Fiumicino (270 km; 3h 25')

PORZIONE BADIA

Immersed in an environment of extraordinary natural beauty, among the pristine landscapes of the **Tusco-Romagnolo Apennines**, this **portion of mountain-style farmhouse** offers an authentic living experience in contact with nature. Skillfully **renovated**, the property retains the traditional character of local architecture, enriched by fine materials, artisanal work, and details designed to combine comfort and authenticity.

The residence is accompanied by about **1,350 m² of private land**, divided between fruit trees, hazelnut groves, and wooded areas. A secluded and suggestive environment, where the quiet of the mountains and the richness of the landscape contribute to creating an atmosphere of absolute relaxation.

A short distance from the property is one of the characteristic whirlpools of the **Alta Valmarecchia**, a natural pool carved into the rock, where during the summer season it is possible to immerse oneself in crystal-clear waters surrounded by untouched vegetation. A place of particular charm, ideal for those who love excursions in nature and still preserved landscapes.

Enthusiasts of **trekking, mountain biking**, and outdoor activities can also count on the proximity of **Monte Fumaiolo**, accessible in about 20 minutes, famous for the sources of the **Tiber** and the broad Apennine panoramas.

DESCRIPTION OF THE PROPERTY

The house is spread over several levels, connected by characteristic internal wooden stairs that enhance its mountain character and lead through welcoming environments rich in personality. The entrance leads directly into the large living room, the heart of the house and an ideal space for conviviality, dominated by a fireplace that provides warmth and atmosphere during the colder months. On the right side are the eat-in kitchen, characterized by the presence of a suggestive wood stove, and a service bathroom.

A wooden staircase leads to the sleeping area, composed of two bedrooms. On the opposite side of the living room, an additional staircase leads to the particular attic room, an intimate and refined environment entirely lined in wood.

On the ground floor is also a **convenient garage** with a bathroom.

The external spaces offer a pleasant environment dedicated to outdoor living, with a convivial area equipped with a **wood oven** and **barbecue**. An ideal place to organize lunches and dinners during the good season, immersed in greenery and the tranquility of the mountain landscape.

The renovation was carried out with particular attention to preserving the building's original identity, through the recovery of traditional elements and the inclusion of high-quality finishes.

The entire wooden roof, the parquet flooring in the sleeping area, custom-made furnishings, and traditional heating elements contribute to defining the character of the interiors. The fireplace in the living room and the wood stove in the kitchen complete a set of warm and comfortable environments, where wood and natural materials play a central role.













































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