

Ref. 3104 – **PODERE APPARITA**

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COUNTRY HOUSE TO BE RESTORED FOR SALE IN BIBBIENA, CASENTINO

Bibbiena – Arezzo – Tuscany



Interiors
358 m²

Bedrooms
7+

Bathrooms
7+

Total land
2.6 ha

Country house of ancient origin, with agricultural outbuildings to be renovated, about 2.6 hectares of agricultural land and an area with building potential for residential use for sale. An interesting combination that offers multiple and diversified development possibilities. This property is located in an area immediately close to the historic center of Bibbiena, in Casentino, where all necessary services are available.

SUMMARY OF THE PROPERTY

REFERENCE #: 3104 – PODERE APPARITA

TYPE: podere

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 358 square meters (3,852 square feet)

TOTAL ROOMS: 15

BEDROOMS: 7+

BATHROOMS: 7+

ANNEXES: agricultural building

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, fireplace, garden, building plot

EXTERIOR: 2.6 hectares (6.4 acres)

GARDEN: yes, to be landscaped

SWIMMING POOL: no

ELECTRICITY: to be connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (400m; 2'), Poppi (8 km; 10'), Soci (8 km; 10'), Chiusi della Verna (22 km; 25'), Stia (22 km; 30'), Pratovecchio (25 km; 30'), Subbiano (25 km; 30'), Capolona (28 km; 35'), Arezzo (31 km; 35'), Anghiari (42 km; 50'), Sansepolcro (47 km; 50'), Città di Castello (65 km; 1h 10'), Cortona (59 km; 1h 5'), Bagno di Romagna (65 km; 1h 15'), San Giovanni Valdarno (65 km; 1h 10'), Florence (63 km; 1h 5'), Perugia (108 km; 1h 40'), Faenza (95 km; 1h 35'), Siena (115 km; 1h 45'), Ravenna (125 km; 2h), Bologna (140 km; 2h), Pisa (155 km; 2h 20'), Lucca (145 km; 2h 10'), Roma (250 km; 3h)

CLOSEST AIRPORTS

Firenze A. Vespucci (68 km; 1h 10'), Perugia San Francesco (120 km; 1h 50'), Bologna G. Marconi (140 km; 2h), Pisa G. Galilei (160 km; 2h 20'), Rimini F. Fellini (165 km; 2h 15'), Forlì L. Ridolfi (105 km; 1h 45'), Roma Ciampino (250 km; 3h), Roma Fiumicino (275 km; 3h 20')

PODERE APPARITA

Country house of ancient origin, with **agricultural outbuildings to be renovated**, about 2.6 hectares of agricultural land and an area with building potential for residential use for sale. An interesting combination that offers multiple and diversified development possibilities.

This property is located in an area immediately close to the historic center of **Bibbiena**, in **Casentino**, where all necessary services are available. Of particular interest also from a historical-landscape perspective, the toponym has been documented in the ancient cartography of Tuscany since **1710**, where it appears with the name "*Podere del Apparita*".

The name itself recalls one of the most distinctive features of the place: the elevated and strategic position, from which a wide view of the surrounding territory and the valley can be enjoyed. In the Tuscan tradition, the term "apparita" indeed identifies a place from which, traversing the territory, a sudden wide view of the landscape opens up.

The estate is distinguished for its panoramic position, direct relationship with the historic center of Bibbiena, the presence of historic agricultural terraces, and building potential.

DESCRIPTION OF THE BUILDINGS

The imposing stone building retains architectural features typical of ancient Tuscan farmhouses, including a small and characteristic dovecote tower.

The building is divided into several blocks, with a main building arranged on three levels (basement, ground floor, and first floor) in addition to an agricultural annex and a shed.

The property requires complete renovation, with the possibility, according to current regulations and upon obtaining the necessary permits, to consider changing the use from agricultural to residential, including related appurtenances.

Urban planning tools would allow the realization of a new residential building with a maximum volume of about 600 m³, respecting the following parameters:

- maximum 2 floors above ground;
- maximum height of 6.50 m;
- adherence to architectural and environmental integration criteria set by urban planning regulations.

EXTERIOR

Completing the property are about **2.6 hectares of agricultural land**, cadastrally classified as arable land with trees, and identified by urban planning tools as peri-urban agricultural area.

In relation to the owner's characteristics, certain building interventions related to agricultural activity may also be permitted on the land, excluding stables.















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