500-HA ESTATE WITH FARMHOUSES TO BE RESTORED FOR SALE IN CASENTINO

Bibbiena – Arezzo – Tuscany



Interiors	Bedrooms	Bathrooms
1,500 m²	25+	25+

Total land
500.6 ha

In the heart of Casentino, on the slopes overlooking the villages of Marcena and Partina, 500-hectare estate for sale, particularly interesting due to its size and notable naturalistic value. The estate forms a single landholding with a predominantly mountainous and hilly character and includes three farmhouses to be restored with excellent potential for an agricultural and/or tourist development.

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ROMOLINI IMMOBILIARE | CHRISTIE'S INTERNATIONAL REAL ESTATE

SUMMARY OF THE PROPERTY

REFERENCE #: 3121 – TENUTA FORESTE CASENTINESI
TYPE: estate
CONDITIONS: to be restored
LOCATION: hilly, panoramic
ACCESS: unpaved road

INTERIORS: 1,500 square meters (16,140 square feet)
TOTAL ROOMS: 50+
BEDROOMS: 25+
BATHROOMS: 25+
ANNEXES: several rural buildings

MAIN FEATURES: ruins to be rebuilt, ample plots of arable land, woodland, panoramic position, huge development potential, internal road network

EXTERIOR: 500.6 hectares (1,237.0 acres)
GARDEN: to be landscaped
SWIMMING POOL: no, but possible

ELECTRICITY: to be connected
WATER SUPPLY: natural spring
TELEPHONE: to be connected
ADSL: possible
GAS: to be connected
HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Partina (3 km; 10'), Soci (5 km; 15'), Bibbiena (8 km; 15'), Poppi (15 km; 20'), Rassina (15 km; 20'), Pratovecchio (25 km; 30'), Stia (28 km; 35'), Subbiano (28 km; 30'), Chiusi della Verna (28 km; 35'), Capolona (33 km; 35'), Pieve Santo Stefano (35 km; 40'), Arezzo (38 km; 45'), Anghiari (50 km; 55'), Sansepolcro (55 km; 1h), Bagno di Romagna (55 km; 1h), San Giovanni Valdarno (70 km; 1h 15'), Città di Castello (75 km; 1h 20'), Cortona (75 km; 1h 20'), Florence (85 km; 1h 30'), Montevarchi (80 km; 1h 20'), Perugia (125 km; 1h 50'), Siena (130 km; 1h 55'), Gubbio (130 km; 2h), Assisi (145 km; 2h 10'), Ravenna (150 km; 2h 15'), Bologna (165 km; 2h 20'), Lucca (170 km; 2h 30'), Pisa (180 km; 2h 35'), Rome (250 km; 2h 50')

CLOSEST AIRPORTS

Firenze A. Vespucci (85 km; 1h 30'), Forlì L. Ridolfi (100 km; 1h 35'), Perugia San Francesco (130 km; 1h 55'), Bologna G. Marconi (165 km; 2h 20'), Pisa G. Galilei (180 km; 2h 35'), Rimini F. Fellini (170 km; 2h 30'), Roma Ciampino (250 km; 2h 50'), Roma Fiumicino (275 km; 3h 5')

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TENUTA FORESTE CASENTINESI

In the heart of **Casentino**, on the slopes overlooking the villages of **Marcena** and **Partina**, **500-hectare estate** for sale, particularly interesting due to its size and notable naturalistic value. The estate forms a single landholding with a predominantly mountainous and hilly character. The property extends from about 480 m of altitude, near the **Archiano stream**, up to 1,208 m at the highest point, offering a remarkable variety of environments, exposures, and landscapes.
About **470 hectares** fall within the **municipality of Bibbiena** and about **30 hectares within Chiusi della Verna**. A portion of about 190 hectares is included in the **Casentinesi Forests, Monte Falterona and Campigna National Park**, in a naturalistic context of incredible scenic interest.

The main component of the property consists of **woods**, with a prevalence of oak-type formations, particularly Turkey oak, and significant beech forest areas.
The woods are characterized by various forms of management and treatment, including coppice, high forest, and woods in transition to high forest, as well as areas of old hornbeam coppice. Forest management has been the subject of a previous ten-year plan aimed at sustainable management of the forest heritage.
Within the portion falling inside the National Park, beech woods prevail, present both as high forest and as coppices in conversion and hornbeam coppices, the latter being a historical form of forest management in the Tuscan Apennines.

THE ANCIENT FARMS

The property was originally organized into farms, each characterized by the presence of rural buildings, annexes, and agricultural land used for crops and pastures.
Three of the complexes are still identifiable and retain the main buildings, although all require renovation and some annexes are in ruins. The surrounding areas have recently been cleaned, making the rural nuclei accessible and visitable again.

The presence of these rural nuclei, distributed within a property of such extent, represents an element of particular interest also in view of a possible project for the recovery and enhancement of the existing building heritage, naturally to be verified from an urban planning and authorization perspective.

Water supply is ensured by a **natural spring**.

AGRICULTURAL LAND AND RECOVERY POSSIBILITIES

Alongside the forest heritage, there are about **58 hectares of agricultural land**, mostly uncultivated today and needing recovery.
The hilly and mountainous conformation of the land characterizes its use, but the areas may present possibilities for agricultural and landscape recovery, subject to necessary authorizations. In particular, the recovery of some areas may be evaluated within interventions aimed at the **conservation and restoration of the historic agrarian landscape**.
The property also includes extensive pasture areas and open spaces integrated into the forest system.

Access to the property currently occurs from the western side, through **two forest roads** reaching the estate and from the road running along the **Archiano stream**.
Within the estate, there is a network of **natural-surface forest tracks**, in fair condition, connecting the main farm nuclei. In addition, there is a secondary network of temporary tracks used in the context of previous forest management.

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