



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Completely restored farmhouse with pool and panoramic view | Real Estate Tuscany



IT-MAR2-KA

Panoramic View  
52014 Poppi  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	52014
<b>Country</b>	Italy
<b>City</b>	Poppi
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 175 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 56.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Asking price</b>	480.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Refurbished
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

In a beautiful panoramic position located completely renovated Tuscan country house near Poppi in the province of Arezzo.

Built in 1886 and completely renovated in 1995 with antique materials, this spacious country house has 118 m<sup>2</sup> of living space on two floors and 59 m<sup>2</sup> of usable space in the basement.

Using the typical and sometimes also antique materials such as beams, cotto floors, sandstones, the building on three levels was wonderfully renovated by the current owners .

This traditional wonderful country house has been divided on two floors into two independent bright apartments with their own entrances. Each apartment has kitchen, living room, two bedrooms and living-dining room. The apartment on the first floor has a covered balcony terrace overlooking the green nature. In the basement are also several rooms to be used as guest rooms, studio, storage rooms. The rooms have large iron doors to the garden. Until recently, the apartment was used on the 1st floor for holiday rentals.

The extensive estate extends over approximately 5.6 ha. Approx. 6000 m<sup>2</sup> of this is garden in Mediterranean style with automatic irrigation. There is also a beautiful pool.

On the remaining 5 hectares of land, an olive grove (about 100 olive trees) has been planted in terraced form with the traditional sandstone walls so typical in Tuscany.

Almost all the windows face south, facing the valley and La Verna, where the beautiful monastery of Francis of Assisi is located.

The owners have created a 100 m deep well for the private water. Also, this Tuscan country house has a private cemented access road, tool shed, automatic entrance gate, mosquito screens on the windows, restored stove, and much more. It's fully equipped.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Just 2 km away is an antique hamlet with a pizzeria and a small grocery store and only 5 km away is the village of Poppi with its excellent shopping facilities. Sporty



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enthusiasts will find well-maintained tennis courts and a beautifully located golf course.

Florence and Arezzo are only 45 and 35 km away respectively.



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**Your contact person**

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