Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Castiglion Fiorentino ! Charming Farmhouse with pool, guesthouse, olive trees and well



IT-TCR530-KA

Panoramic view
52043 Castiglion Fiorentino
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	52043
Country	Italy
City	Castiglion Fiorentino
Additional geographical information	Arezzo
Living space	approx. 360 m^2
Number of rooms	8
Plot size	approx. 12.040 m^2
Number of bedrooms	5
Number of bathrooms	5
Asking price	990.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished

Contact person

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

Description

Immersed in the most authentic tranquility of the Val di Chio, in the municipality of Castiglion Fiorentino, this charming stone farmhouse enjoys a privileged panoramic position with splendid, open views over the valley and the picturesque Montecchio Vesponi Castle. The property is accessed via a short stretch of unpaved road and an elegant driveway, ideal for those wishing to live in or invest in a property with an authentic character.

The main farmhouse, measuring approximately 360 sqm, spans three levels (including a mezzanine) and offers versatile, bright rooms filled with character. The ground floor features a kitchen, a dining room, two bedrooms (one with an en-suite bathroom) and a cozy lofted living room. A hallway leads to the mezzanine floor, which houses a bathroom, and an additional wing of the house consisting of a bedroom with a bathroom located on the lower level. An internal staircase leads to the first floor, arranged as a charming independent apartment with a kitchen, two living areas, a bedroom, and a bathroom, an ideal solution for hosting family and friends or for vacation rentals. Outside the farmhouse, there is also a technical room and a laundry area.

A delightful, self-contained guest house consisting of a living room with a kitchen, a bedroom, a bathroom, and a practical storage room with external access completes the property, perfect for ensuring privacy for guests or for use as independent housing.

The outdoor spaces are one of the property's main highlights. The panoramic 10x5 meter chlorine swimming pool invites you to spend pleasant moments of relaxation surrounded by greenery. There is also an annex used as a technical room and an additional outbuilding comprising a garage and a large storage area.

The land, spanning about one hectare, hosts an olive grove with approximately 200 producing trees and a well-kept 1,620 sqm garden surrounding the farmhouse, offering enchanting views in every season. Access to the property is via a short stretch of unpaved road and an elegant driveway lined with classic cypress trees, which gracefully introduces the estate's quintessential Tuscan atmosphere.

The property is in excellent overall condition thanks to a major structural and aesthetic renovation carried out in 2012, which beautifully preserved original materials such as exposed stone, wooden-beamed ceilings, and traditional floors. A further recent intervention in 2023 involved a complete roof renovation, ensuring maximum efficiency, insulation, and structural safety. The systems and interior finishes reflect constant care, making the farmhouse move-in ready with no

immediate interventions required.

From a systems standpoint, the property features LPG heating with three distinct boilers serving the farmhouse and the guest house, a solar thermal system, air conditioning in the guest house, a 12 kW electrical system, water supply guaranteed by two private wells, and wooden window frames with traditional shutters, in perfect harmony with the property's style.

For more offers please consult our web site www.real-estate-italy.com.

Location

The location allows easy access to some of the most renowned destinations in Tuscany and Umbria. Castiglion Fiorentino is about 8 km away, Cortona 15 km, Arezzo 25 km, Montepulciano 35 km, Pienza 45 km, Siena 75 km, Perugia 60 km, and Florence 95 km. Regarding airport connections, Perugia San Francesco d'Assisi Umbria International Airport is about 70 km away, Florence Airport about 115 km, Pisa Airport about 195 km, and Rome Fiumicino Airport about 240 km, making the property easily accessible for international buyers.

Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Your contact person

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

The information and advertising of **Italien Hauskauf** is not legally binding.