

for sale in Pratovecchio Stia

€ 1.100.000

Ref. 1480



950 sq.m. | Bathrooms: 10 | Bedrooms: 10 | Rooms: 22

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

WE ARE HAPPY TO OFFER YOU THIS FASCINATING FARM AND WE DO NOT WANT TO BE BLASPHEMEN APOSTROPHED IN DEFINING IT "A PARADISE".

We believe that this territory of the province of Arezzo, the so-called "Casentinesi forests", is truly a precious asset for those who are lucky enough to live there all year round and for those who, tired of the frenzy of our cities, decide to change their lives and buy a properties like this.

We are in the territory of Pratovecchio Stia and we will not spend much time explaining this property, you need to see it in person to understand what scents you can breathe, what natural sounds you can hear, and the eyes that get lost in the uncontaminated and wild nature where wild animals roam they observe without fear.

Here on these beautiful hills immersed in approximately 10 hectares of land there are two very old buildings for a total of 950 m2 which were renovated in two stages in 2000 and 2007.

The main building is partly intended for agritourism activity and partly for the owners' residence, the annex is used exclusively to welcome tourists.

The farm is suitable for keeping horses as there is already a stable for six people on the ground floor of the main building and it would be possible to request permission to build it outside as well.

The accommodation on the farm consists of 10 bedrooms and 10 bathrooms, a restaurant room and a generously sized, well-equipped kitchen.

The buildings have been expertly renovated by the current owners who have not changed the rustic Tuscan style of these places, in fact we find exposed stone walls, wooden floors, attics with beams, in some cases original, rafters and bricks, terracotta floors.

The water supply is guaranteed by a natural spring, the heating system is powered by both LPG and wood.

The access road to the property is convenient and easily passable by all means of transport.

The future buyer will be able to choose whether to continue the tourist accommodation and agricultural activity that has been present for more than twenty years or purchase it as an exclusive residence for his family unit.

What are you waiting for to call us to organize a visit?

Certification

Energy Class: G

EPgInr: 340.52 kwh/□

Features

Code: 1480	Reason: Sale
Address: Strada Statale 310	Zip Code: 52015
Municipality: Pratovecchio Stia	Total Square Meters: 950 sq.m.
Bedrooms: 10	Bathrooms: 10
Rooms: 22	State of Preservation: Excellent
: 10	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 100.000 sq.m.	Kitchen: Present
Tv Antenna : Autonomous	Porch
Closet	Fireplace
Telephone System	Wiring : By Law
Wooden Window Frames	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





