

for sale in Terranuova Bracciolini

€ 950.000

Ref. 1500



664 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 20

THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT ABSOLUTELY CORRESPOND TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL GIVE ALL THE NECESSARY INFORMATION.

Farm immersed in the countryside of the hills between Loro Ciuffenna and Terranuova Bracciolini in the municipality of Arezzo, consisting of a residential building free on three sides of approximately 130 m² on the first floor and approximately 144 m² on the ground floor with an adjoining outbuilding free on three sides, also independent residential use of approximately 40 m² on the ground floor including courtyard of approximately 4,000 m² with a swimming pool of 100 m². 14 x 6 as well as 2 barbecues, 2 gazebos and parking area. The main building on the first floor has two entrances and is composed of a living room with large fireplace, dining room, kitchen with fireplace, two bedrooms, dressing room/wardrobe, bathroom;

while on the ground floor there are various multipurpose rooms such as cellar, warehouse, kitchen, room with wood-burning oven, bathroom.

The annex consists of a living room with fireplace and kitchenette, bedroom, bedroom/wardrobe, bathroom.

The main building does not have a heating system while the annex is powered by LPG.

Adjacent to the aforementioned residential part there is an agricultural part of approximately 46,000 m² certified BIO with approximately one hectare of vineyard certified Chianti DOCG as well as 236 olive trees and a portion of free land for any planting and/or other use.

In the agricultural part there is a large building currently used as an agricultural annex of 350 m² with porch, cca and

wood/brick structure with large chestnut wood trusses which can be used for any other purpose such as home, restaurant, location for events etc...

The agricultural part and the residential part are adjacent but with separate access roads and parking lots.

The entire property is in order from a building, urban planning and cadastral point of view.

Everything is located on the edge of the municipality of Terranuova B.ni (AR) near the "Strada dei Sette Ponti" very close to Loro Ciuffenna (AR) and in a central position between Arezzo, Florence and Siena and just 9 km from the Valdarno exit of the A1 motorway.

Certification

Energy Class: G

Features

Code: 1500	Reason: Sale
Address: Via Setteponti ponente	Zip Code: 52028
Municipality: Terranuova Bracciolini	Total Square Meters: 664 sq.m.
Bedrooms: 5	Bathrooms: 3
Rooms: 20	State of Preservation: Good
: 10	Level: 2
Total Floor: 2	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 50.000 sq.m.
Kitchen: Regular Kitchen	Box: Triple
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Wiring : By Law
Shower	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	





