

for sale in Loro Ciuffenna

€ 1.970.000

Ref. 1648



1.786 sq.m. | Bathrooms: 11 | Bedrooms: 16 | Rooms: 37

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 GIVE ALL THE NECESSARY INFORMATION.

IF YOU CANNOT READ THE WHOLE DESCRIPTION ON THE ADVERTISING PORTALS YOU CAN GO TO OUR WEBSITE WWW.AGENZIAIMMOBILIAREASIP.COM AND ENTER THE REFERENCE 1648

We offer for sale this farmhouse, open since 2000, located in the heart of the Tuscan hinterland in the Valdarno hills in the province of Arezzo.

The business began with the purchase of semi-abandoned land and buildings. This enabled the company, through land redevelopment and targeted investments, to reorganize its operations and, 25 years later, boast a green, modern, and multipurpose facility capable of offering clients a high-quality package of services while respecting nature and its riches. A cutting-edge, constantly evolving company with over twenty years of experience in agritourism, organic farming, and food processing and sales.

The entire surface of the company is cultivated using organic methods and has the following cultivation system:

Woods, tares and uncultivated land Extension 5.15.63

Rural buildings, tares and uncultivated land Extension 3.53.96
Specialized Vineyard Extension 2.00.91
Rosa Canina Extension 0.60.00
Company vegetable garden and strawberries Extension 0.50.00
Olive grove Extension 0.50.00

Specifically, this is a family-run agritourism facility, housed within historic buildings built in the typical Tuscan farmhouse style. The property comprises a main building, additional outbuildings, and surrounding agricultural land (these properties have been classified into three sub-buildings, one with category A/2 and two with category D/10). The sub-building, classified as category A/2, houses the master apartment, comprising a large entrance hall, kitchen, living room, five hallways, three bedrooms, three bathrooms, a study, and a closed loggia.

Main building:

Completely renovated since 2000 and composed as follows:

On the ground floor, there are three independent residential units intended for agritourism (one of which, due to its modest size, can also be shared with another unit), common areas for the agritourism, a company room for direct sales, and technical service spaces (laundry room, heating and water system).

On the first floor there are 2 apartments intended for agritourism activities;

Agricultural annexes:

Represented by 3 buildings adjacent to the main structure as follows:

Agricultural annex built in 2001/2002, with a usable surface area of 170 m2 where most of the processing, packaging and storage of company products are concentrated and within which numerous company equipment is stored;

Agricultural annex renovated in 2001/2002 with a usable surface area of approximately 90 m2 intended for a company office, reception, laundry;

Agricultural annex located to the west of the main building with a usable surface area of approximately 180 m2 spread over 2 floors, renovated in 2004/2005 and divided into 4 apartments used for agritourism.

The property offers accommodation in eight self-contained, fully equipped mini-apartments. The property also offers catering and tastings of traditional Tuscan cuisine, as well as producing wine, preserves, and locally sourced produce. Given its strategic location, demand remains constant, allowing the property to remain open both summer and winter. Guests also have access to the outdoor swimming pool with Jacuzzi, located amidst the farm's olive groves, and a free outdoor Wi-Fi area.

VINEYARDS: The vineyards are in excellent vegetative condition and managed according to the most modern cultivation criteria. The current production (20,000 quintals of grapes) is partly processed in the company's cellar and partly sold as grapes for organic winemaking.

OLIVE GROVES: covering 3,000 m2, they produce an average of 3.00 quintals of excellent Tuscan PGI Organic extra virgin olive oil. The production is sold in 0.500 L and 0.250 L bottles. All the company's products can be purchased and tasted in the characteristic and well-equipped sales point.

ORGANIC FOOD PRODUCTS: The crops grown by the company allow us to produce organic grape, strawberry and rosehip jams and organic acacia, wildflower and rosehip honey, produced thanks to the organic bees in the company's hives.

In 2010, a photovoltaic system with a nominal power of 37.83 kW was installed, in agreement with the GSE (Italian Energy Service Provider) for both energy sales and net metering. The photovoltaic system therefore offers the facility the opportunity to produce energy internally while respecting environmental biodiversity.

Certification

Energy Class: G

Features

Code: 1648	Reason: Sale
Address: Via de Gasperi	Zip Code: 52028
Municipality: Loro Ciuffenna	Total Square Meters: 1.786 sq.m.
Bedrooms: 16	Bathrooms: 11
Rooms: 37	State of Preservation: Excellent
: 10	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking

Current Status: Free to the deed	Garden: Private, 51.563 sq.m.
Kitchen: Regular Kitchen	Box: Double
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Cellar	Fireplace
Air-Conditioned	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

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	







