



Category: Farmhouse

Location: Castiglion Fiorentino

Province: Arezzo

Rif: 442

Premises surface: 400

Price: 900.000,00

Reference: 442

N° bagni: 5

N° Camere: 6

Stone farmhouse with swimming pool and panoramic view in the hills of Castiglion Fiorentino; In the authentic heart of Tuscany, nestled among the rolling hills surrounding Castiglion Fiorentino, stands this magnificent stone farmhouse, a historic residence dating back to 1800. Completely restored with obsessive attention to detail and respect for the original features, this property embodies the essence of rustic Tuscan elegance. The property represents a perfect solution both for those who wish to continue an already well-established hospitality business, and for those who dream of a private residence of great prestige immersed in nature and tranquility; The Interior Spaces: The villa is spread over two levels, for a total surface area of approximately 760 m<sup>2</sup>, and is divided into three independent apartments which, thanks to a flexible design, can easily be unified to create a sumptuous single-family residence. Each room is tastefully designed: original terracotta floors, ceilings with exposed beams, stone fireplaces, traditional-style furnishings and large, functional spaces. On the ground floor there are two large living rooms with stone fireplaces, ideal for welcoming guests in a warm, refined atmosphere. The fully equipped kitchens have been designed to fully experience conviviality: each has a dining table, a built-in cooking area and direct access to the outside. Also on the ground floor is a large, bright dining room, with a solid wood table for over 10 people. The upper floor is accessed via an independent external staircase and there are other apartments with comfortable living rooms, functional kitchens and charmingly furnished double bedrooms. One of the units has a large panoramic terrace of about 50 square meters with a breathtaking view of the surrounding valley and the sunsets of the Tuscan countryside. The bathrooms are all renovated, with high-quality coverings and modern equipment; Outdoor Spaces: The property extends over a plot of land of approximately 16,000 square meters distributed in natural terraces, with an Italian garden, flowered corners, tall trees, olive grove and large green spaces that offer privacy and silence. The heart of the outdoor area is the splendid panoramic swimming pool (12x6 m), located in a dominant position, with an equipped solarium, shaded

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where you can relax while admiring the landscape. There is also a stone barbecue area with an outdoor dining area, perfect for summer dinners under the stars, and numerous paths and driveways that cross the garden, ideal for relaxing walks.¶ Dependence and additional spaces: Inside the park, in a discreet but convenient position, there is an independent dependence consisting of a charming studio with private bathroom: perfect for hosting guests, service staff or to be used as a small art studio. The property is completed by various annexes, including agricultural warehouses, a cellar with a vaulted stone ceiling, an equipped laundry room and a covered garage for several vehicles.¶ Potential and opportunities: The versatility of the spaces and the quality of the renovation make this property a high-profile investment, both for those who want a charming second home in Tuscany, and for those who intend to develop an excellent hospitality facility. The current three-apartment configuration allows for modular management of the spaces, perfect for seasonal tourist rentals. However, it is easily possible to integrate the residential units into a single villa, creating a single luxury residence with numerous rooms and common areas.¶ Main Details: Total area: 760 m2 commercial (approximately 700 m2 walkable) Land: 16,000 m2 of garden, olive grove and terraced areas Number of rooms: over 12 including living rooms, kitchens and bedrooms Bedrooms: 5 (expandable) Bathrooms: 5 Garage, warehouses, laundry, cellar Independent heating, air conditioning in all rooms Energy class: under evaluation Internet connection available¶ A property that encompasses the best of authentic Tuscany: historic charm, modern functionality and an unparalleled landscape. Contact us to find out every detail or book a visit: this is a house that must be experienced to be understood.





















