



Category: Farmhouse

Location: Loro Ciuffenna

Province: Arezzo

Rif: 468

Premises surface: 955

Price: 1.180.000,00

Reference: 468

N° bagni: 10

N° Camere: 21

Real estate with 10 apartments for sale in Pratomagno, Tuscany. In the heart of Pratomagno, in the Le Casacce area of the municipality of Loro Ciuffenna, we offer for sale a property surrounded by nature, comprising 10 independent apartments and surrounded by land, woods, tranquility, and sweeping views of the Valdarno and Arezzo valleys. The property is located in one of the most authentic areas of the Valdarno Aretino, approximately 900 meters above sea level, in a secluded setting with a remarkable landscape. The area is known for its hiking trails, trekking, cycling, woodland walks, and its proximity to historic villages and hamlets such as Casamona, Faeto, Chiassaia, Anciolina, Pratovalle, and San Giustino. This isn't just a farmhouse for sale in Tuscany, but a property with a clear hospitality potential, ideal for anyone looking to create a farmhouse, guesthouse, hiking tourism facility, rural relais, retreat center, holiday home, or a project dedicated to wellness, meditation, and hospitality in nature. The property encompasses approximately 1,000 sq m of living space, with approximately 900 sq m of usable space, and is composed of 10 independent apartments of varying sizes. Each unit is designed to include a living area with a kitchen/living room, bedrooms, bathroom, and private outdoor spaces. The property is currently semi-finished. One apartment is finished, while the other apartments require finishing work, interior finishing, and system connections. This allows the prospective buyer to make decisions before the final design of the rooms, choosing materials, finishes, style, amenities, and quality levels based on the project they intend to develop. The property is particularly attractive to an investor looking to transform it into a Tuscan hospitality business with a strong identity. The layout of the ten apartments allows for a variety of uses: agritourism, a tourist residence, a private guesthouse, group accommodation, a facility for cyclists and hikers, a yoga and meditation retreat center, or even a hybrid project combining private use with tourism revenue. One of the most important features is the possibility of building a swimming pool, with a project already approved. The pool could become a key element in the future enhancement of the property, especially for hospitality, tourism, and international

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shed typical of the area and other structures with recoverable volumes. These spaces can be interpreted as complementary spaces to the main structure: utility rooms, common areas, wellness spaces, bicycle storage, outdoor activity areas, small group rooms, or ancillary functions related to an agritourism or hospitality project. The property is surrounded by various types of land and coppice, covering a total area of approximately 40 hectares. Such a large land holding represents a significant asset for those wishing to develop a project linked to nature, rural hospitality, outdoor activities, slow tourism, or a more complex agritourism model. Regarding water resources, the property features two wells, one artesian, approximately 100 meters deep, and a second circular stone well. There is also a water source serving a fire-fighting lake. These features will need to be technically verified during due diligence, but they are of interest for a property of this size and intended use. The location is one of the property's strongest points. The property is located in Pratomagno, an area beloved by hikers, cyclists, walkers, and travelers seeking authentic, quiet places far from the tourist crowds. At the same time, it remains connected to the Valdarno Aretino area and is about 15 minutes from the A1 Valdarno motorway exit, with easy access to Arezzo, Florence, and Siena. The context is ideal for an Italian and international audience seeking a property in Tuscany to transform into a destination. The value lies not only in the property's size, but also in the opportunity to create an experience: nature stays, forest trails, trekking, cycling, retreats, meditation, training, rural hospitality, experiential tourism, and wellness. The Manini Group can support buyers even after the purchase, through a process that includes technical analysis, design, completion of the works, finishing, system connections, enhancement of the outdoor spaces, and construction of the swimming pool. The goal is to transform the property into a place consistent with its surroundings, the market, and the type of hospitality the new owner wishes to develop. Manini can manage the completion of the property according to various scenarios: agritourism, country house, rural relais, guesthouse, facility for hikers and cyclists, retreat center, private residence with guest apartments, or real estate investment geared towards tourism. For those seeking a property for sale in Tuscany, a vacation rental to complete in Pratomagno, a farmhouse to develop near Arezzo, a property with 10 apartments in the Valdarno Aretino, or a real estate investment related to nature tourism, Le Casacce represents a rare opportunity. A large, private, and peaceful property with 10 apartments, approximately 40 hectares of land, an approved swimming pool project, water resources, and significant potential for those seeking to create a hospitality destination in authentic Tuscany.

Main features
 Ref. 468 Price: €1,180,000 Municipality: Loro Ciuffenna Province: Arezzo Area: Casamona / Faeto / Le Casacce Territorial area: Valdarno Aretino / Pratomagno Type: real estate Commercial area: approximately 800 m² Floor area: approximately 750 m² Rooms: 25 Bathrooms: 14 Unit: 10 independent apartments Status: semi-finished Completed apartments: 1 Apartments to be completed: 9 Missing work: finishing, interior completions and system connections Land: approximately 40 hectares of various types of land and coppice woodland Swimming pool: project already approved Wells: two, one of which is artesian and approximately 100 metres deep Source: present, serving the fire-fighting lake Ancillary buildings: former drying shed and buildings with recoverable volumes Altitude: approximately 900 meters Approximate distance from the A1 Valdarno toll booth: approximately 15 minutes Ideal as a farmhouse, guesthouse, country house, rural relais, accommodation for trekking and cycling, retreat center, meditation and nature tourism Manini services available: technical analysis, design, completion of works, finishing, system connections, swimming pool construction, property enhancement and development of the hospitality concept















