



Category: Accommodation

Location: Castiglion Fiorentino

Province: Arezzo

Rif: 454

Premises surface: 600

Price: 1.000.000,00

Reference: 454

N° bagni: 11

N° Camere: 11

Farmhouse for sale in Castiglion Fiorentino, Tuscany. Nestled in the rolling hills of the Valdichiana, overlooking Cortona and the breathtaking valley, this charming 600-square-meter farmhouse offers a unique opportunity for those wishing to live and work in one of Tuscany's most desirable locations. Currently operating as a hospitality business, it offers eight guest apartments and a comfortable private residence for the owner. The property comprises a main villa and an outbuilding (a former tobacconist) surrounded by a well-kept garden, an oasis of tranquility and privacy. At the center of the garden is a splendid 16x8 meter panoramic swimming pool, positioned to offer unforgettable sunsets over the Tuscan countryside. The apartments Each apartment has been carefully designed to combine Tuscan charm with modern comfort. The apartments The property offers 8 independent apartments, all furnished in Tuscan style and featuring a fully equipped kitchen, living room, double bedroom, and private bathroom. All apartments are air conditioned. Some have a sofa bed for additional guests, others boast panoramic views of the valley or direct access to the garden and pool. Sizes range from 40 to 80 square meters, allowing them to meet the needs of couples, families, and small groups. In addition to this, on the first floor of the villa there is the apartment used by the owners of approximately 100 square meters including a large living room with kitchen, two bedrooms, two bathrooms and a closet. All apartments have a gazebo around the pool with umbrella and deckchairs. The property is surrounded by a large garden of approximately 7,000 square meters, completely fenced and surrounded by roses, lavender, blackberries and pomegranate trees. There is covered parking for each apartment and a short distance from the swimming pool there is a structure where you can have breakfast or organize lunches and dinners for guests. The farmhouse has 4 hectares of land with hazelnut and olive trees which are useful for continuing the farmhouse activity. This agriturismo offers the perfect blend of lifestyle and investment. Whether you're looking to continue a successful hospitality business or create a private retreat in Tuscany, this property is ready for its next chapter.

























