

# Toscana

## Monte San Savino

Ref. 5651: Charming farmhouse/agriturismo (partly to be finished) near Arezzo  
Asking Price: € 620.000



# Description

Not far from the delightful village of Monte San Savino, Arezzo, we find this charming house for sale stone and brick farmhouse, consisting of a main farmhouse of 540 m2 spread over 2 levels:

On the ground floor there is a large entrance which can also be used as a reception, a kitchen with professional machinery, a bathroom, and two large living rooms that can be used as a restaurant. Also on the ground floor there is access from an independent entrance to 2 further rooms , where the current owner had planned to create a brunch room.

The first floor, accessible via an external staircase, houses an entrance hall with fireplace, 5 bedrooms with

ensuite bathroom and a mezzanine with a further bedroom with en suite bathroom.

Near the main farmhouse, we find the 228 m2 annex, which is spread over two floors compounds:

On the ground floor there is an apartment with kitchenette and dining area, a bathroom and a bedroom with ensuite bathroom.

On the first floor, however, we find the second apartment, consisting of a kitchenette with dining area and

bedroom with bathroom.

Inside the property there is also an annex used as a 70 m2 agricultural shed and an annex used both as a garage and as a technical compartment ico of 23 m2.

The farmhouse has 3.7 hectares of land, within which it will also be possible to build a swimming pool.

The property is in its raw state, during the works the roofs, fixtures and floors were renovated and the plumbing, water and heating systems have already been prepared

The structure is perfect to be used as a boutique hotel, as a holiday home, but it also has the characteristics to be able to become a property for private use, perhaps by creating an internal staircase that

connects the ground floor with the floor first in the main farmhouse

The farmhouse is about 5km (5 minutes) from the nearest town, where it is possible to find all the necessary services.

Arezzo 25 km (25 minutes), Cortona 30 km (40 minutes), Lucignano 15 km (15 minutes).

The nearest airport is Perugia 85 km (one hour).

Florence airport 100 km (one hour), Rome airport 230 km (2 hours and 20 minutes), Pisa airport 160 km (2 hours)

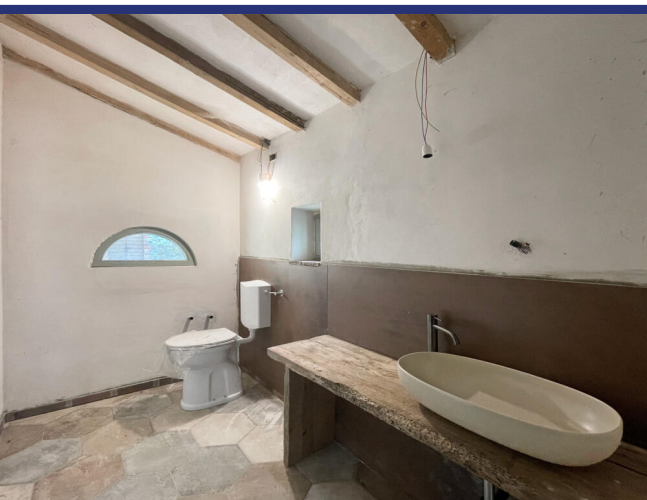
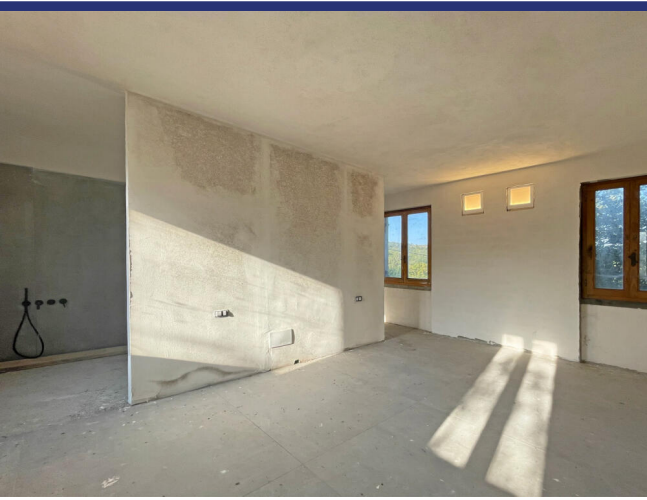
# Pictures

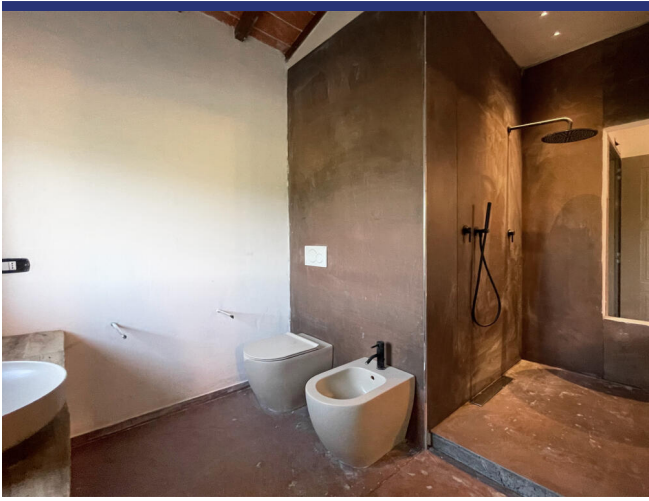
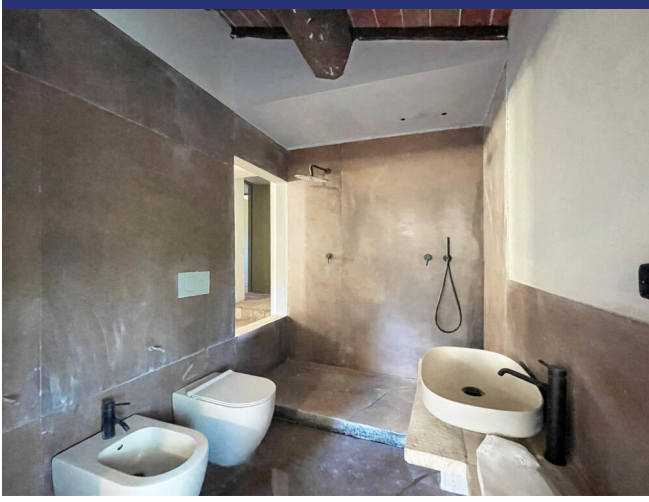
















# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5651
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 35 km to Lake
- 135 km to Sea
- 5 km to Village
- Terrace
- Balcony
- Fire Place
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 620.000
- Floorspace: 768 m<sup>2</sup>
- SQM Plot: 37307 m<sup>2</sup>
- Bedrooms: 8
- Bathrooms: 10
- Rental Potential: Very good
- Condition of the Property: Partly to be renovated
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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