



## Ref.: 11131 - Casal Riciù, Pergine, Tuscany

*Charming farmhouse with cottage and 35 ha. land close to Pergine*

€ 1,250,000

Immersed amongst the wooded hills, the property sits in a dominant position with wonderful views. The main house of 231 sq.m. provides 3 bedrooms, the guest cottage of 80 sq.m. a further bedroom as well as three separate annexes. Both buildings are very characteristic, built in local stone with grey shutters, delightful little private nooks and crannies and many terraces to enjoy the best of the views. At the same time both are extremely light and airy due to the wooden or cotto flooring and washed beamed ceilings. The pool sits in a perfect position above both houses.

Situated west of Arezzo with many small villages within easy reach, the property is accessed by a well maintained lane passing only one other property so, while not isolated, it is extremely private. Each building has its own entrance avenue.

Property type: Farmhouse  
Date of restoration: 2012  
Bedrooms: 3+1  
Bathrooms: 3  
Land: 35 ha (acres 86.49)  
Outbuildings: 203 sqm

Structural condition: Restored  
Floors: 2  
Kitchen: 2  
Property size: 231 sqm  
Rooms: 15.5

**Land:**

A total of 35 ha. of which 5 ha. olive grove, 26 ha. Woodland and the rest pasture. Swimming pool 7 x 15 m. with a salt purification system Surrounded by a wide solarium

**Outbuildings:**

Agricultural stone building 116 sq.m. situated near the cottage with a further small building of 8 sq.m.

Stone building on 2 floors of 74 sq.m. situated close to the swimming pool that, with the relevant permission, could convert beautifully to a further guest cottage.

**Main House:****Ground floor:**

Entrance to:

Country kitchen with large gas/wood stove exit to long terrace

Dining room

Larder/utility room

Cloakroom

Study

Bedroom 1

Bathroom 1

**First floor:**

Open plan living room divided by a wide arch with wood burning stove which can also be used for central heating

Bedroom 2

Bathroom 2

Bedroom 3

Cloakroom

**Guest Cottage (80 sq.m):**

Entrance through loggia to:

Kitchen with wood burning stove

Internal stairs

First floor:

Living room

Bedroom 4

Bathroom 3









Garage

Energy class: E (epgl 284,29)

Water: Well

Olive grove 5 ha

Distances: Arezzo km 23.2, A1 Autostrada km 15.8, Florence km 67, Siena km 47

Electricity: Mains

Heating: Gas

Woodland 26 ha

Other Features: Satellite Internet ; Swimming Pool; Well; Satellite TV; Flyscreens;

#### Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town

