



PODERE DUBA



Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,532,032.59

Ubicación

País:	Italia
Estado/Región/Provincia:	Toscana
Publicado:	10/04/2026

Descripción:

Situated in a strategic location that combines the convenience of nearby amenities with the tranquility of the countryside, this estate extends over approximately 4.5 hectares of land. The property, offering a total of 7 bedrooms and 7 bathrooms, features a magnificent 12x6 meter swimming pool built in 2005. The complex is divided into two main buildings. The main residence welcomes you on the ground floor with a spacious living area and a kitchen overlooking the garden, a study, and a guest bathroom; on the same level there is also an independent one-bedroom apartment complete with kitchen, double bedroom, and bathroom. The upper floor, introduced by a charming panoramic loggia, hosts a large apartment comprising four bedrooms and three bathrooms. The ancient stone barn has been skillfully converted into a two-level guesthouse, arranged into two independent units: a ground floor apartment with kitchenette, bedroom, bathroom, and a generous loggia, and a first-floor bedroom with bathroom and dedicated outdoor space. The outdoor area offers a beautifully maintained garden with Roman-step swimming pool, gazebo, and fully equipped barbecue area. The estate is completed by 4 hectares of fenced land with irrigation system, as well as a spacious basement garage of approximately 100 sqm.

The property is presented in excellent condition thanks to a skilful conservative restoration, the most recent intervention dating back to 2005. The interiors celebrate the Tuscan architectural tradition through the use of noble materials such as original terracotta flooring and ceilings with exposed wooden beams. The wooden window frames have been upgraded with shatterproof glass to ensure maximum security, while the facade of the barn preserves the authenticity of its stone masonry with wattle-and-daub walls, a historic testament to the building's agricultural past.

The property is served by all main utilities and features an LPG heating system managed by 5 boilers. The



water supply is ensured by two private wells, designated respectively for irrigation and domestic use. Indoor comfort is further enhanced by an air conditioning system with heat pumps and fan coils.

Thanks to the skillful division into several independent units and the generous floor areas, the property is perfectly suited both as a prestigious private residence for large families and as a charming hospitality establishment, offering an ideal combination of residential independence and high-level guest accommodation.

The property is located in Laterina Pergine Valdarno, just a few minutes from a town center offering all essential services. Other easily accessible destinations include Arezzo and Montevarchi, approximately half an hour by car. The nearest airports are Perugia and Florence, both about 1 hour and 30 minutes away.

The Great Estate group, for every property acquired, carries out a technical due diligence through the seller technical consultant, enabling us to thoroughly understand the urban planning and cadastral status of each property. This due diligence may be requested by the client upon expressing genuine interest in the property.

The property is registered to a private individual.

Condición: Reformed
Fabricado: 1800

Común

Tamaño del lote: 45480 m2

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/KPMQ-T2534/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 10303

