



Prestigious Historic Hamlet with Villa and Agritourism near Arezzo



Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 13,978,732.83

Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Terranuova Bracciolini
Indicatif régional:	52028
Soumis:	04/08/2026

Description:

Magnificent estate of over 400 hectares with a manor villa, private consecrated church, swimming pool, thriving vineyards, and ancient olive groves for sale near Arezzo. In the heart of the Upper Valdarno, between Florence, Arezzo, and the hills leading into the Chianti region, lies this fascinating historic hamlet. Developed around a 14th-century manor villa, the complex covers a built area of approximately 10,944sq mt/117,800sq ft. Access to the property is via 550 meters of well-maintained gravel road and a striking tree-lined avenue leading to the manor villa. Surrounded by a refined Italian garden with geometric hedges and highly charming views, the estate ensures privacy while remaining easily connected to main services. The villa, partially restored, retains the character of grand Tuscan residences: antique terracotta floors, wooden beams, stone fireplaces, large windows, and bright reception halls currently used for events. Distributed over 4 levels, the basement houses a vast historic 14th-century cellar with considerable storage capacity and an olive press; the ground, first, and second floors are divided into two parallel wings that accommodate kitchens, storage rooms, large hallways, numerous rooms, internal staircases, and bathrooms; a portion is used as a private residence. Within the hamlet, a stone farmhouse hosts the agritourism business, consisting of 15 bedrooms and 11 apartments, served by a 16x8 meter swimming pool. The complex is completed by a workshop, a private consecrated chapel, warehouses, storage rooms, a garage, and additional rural buildings, as well as 10 farmhouses in need of restoration. The property includes approximately 408 hectares of land, consisting of: 240.87 hectares of arable land, 78.99 hectares of woodland, 17.22 hectares of Chianti DOCG Colli Aretini vineyard, 26.48 hectares of olive grove with about 7,000 trees in production, and the remainder dedicated to orchards and other green



spaces, including a well-kept and elegant Italian garden. The vast land extension and the presence of numerous buildings make this estate a rare opportunity to develop an exclusive luxury relais, a scattered resort, a prestigious private representative residence, or a major international-level wine and olive oil estate in the heart of Tuscany

PROPERTY Ref: ARZ3861

Where: Province: Arezzo, Region: Tuscany

Type: ancient historic hamlet dating back to the 1300s, featuring a built area of 10,944 sq mt/117,800sq ft and immersed in approximately 408 hectares of land. The property includes a luxurious manor villa and an agritourism with a swimming pool. The hamlet is completed by 10 farmhouses in need of restoration and various units, among which a private consecrated church stands out

Year of construction: 1300

Year of renovation: 1990

Condition: good/habitable

Land/Garden: approximately 408 hectares of land, consisting of: 240.87 hectares of arable land, 78.99 hectares of woodland, 17.22 hectares of Chianti DOCG Colli Aretini vineyard, 26.48 hectares of olive grove with about 7,000 trees in production, and the remainder dedicated to orchards and other green spaces, including a well-kept and elegant Italian garden

Swimming Pool: yes, 16x8 meters

Utilities:

Fixed telephone network: available

Internet: available

Heating: LPG

Air conditioning: available in the agritourism and in the wedding hall

Water: municipal water supply and private wells

Electricity: available

Water waste: Imhoff tank

Distance from services: Approximately 5km/3.1miles

Distance from main airports: Florence 55km/34miles; Pisa 100km/62miles; Rome Fiumicino 240km/149miles

Gravel road: Approximately 550meters/0.34miles, well-maintained and easily accessible

Main Villa:

Basement: hosts a striking and spacious historic cellar dating back to the 1300s and an olive press;

Ground Floor: comprises a majestic central hallway, large reception rooms, bathrooms, and numerous rooms connected by internal staircases;

First Floor: features large rooms, corridors, additional reception areas, as well as a professional kitchen and storage rooms;

Second Floor (Attic): divided into multiple rooms, hallways, and further rooms;

Agritourism: comprises 15 bedrooms and 11 apartments. There are also spaces for dining and receptions;



Annexes: 10 farmhouses in need of restoration + various units including a private chapel, former carpentry shop, warehouses, storage rooms, technical rooms, and stables

Année: 1300

Commun

Pied carré fini: 7590 m²

Dimesions du lot: 4087700 m²

Building details

Outdoor Amenities: Pool

Nombre de pieds carrés: 4

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/SIFI-T1958/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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