



Luxury Estate & Canine Business for Sale In Terranuova Bracciolini Tuscany Italy



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 1,500,000

Location

Country:	Italy
State/Region/Province:	Tuscany
City:	Terranuova Bracciolini
ZIP code:	52028
Posted:	Sep 14, 2026

Description:

Luxury Estate & Canine Business for Sale In Terranuova Bracciolini Tuscany Italy

Esales Property ID: es5555220

Via Botriolo, 39, Terranuova Bracciolini (AR), Tuscany, Italy

An exceptional real estate and business opportunity situated in the heart of Tuscany, in the sought-after municipality of Terranuova Bracciolini. Spanning a generous, flat plot of approximately 18,000 square meters (4.45 acres), this unique estate offers a seamless blend of high-caliber residential accommodation, lush agricultural grounds, and an established, highly lucrative pet care and hospitality infrastructure.

Accessibility is ideal: the estate is accessed via a private bridge and dedicated entry road, leading onto an expansive private courtyard/hardstanding area that provides abundant parking and logistical ease for both resident family members, visitors, and commercial delivery vehicles.

Whether you are seeking a grand personal residence with a flourishing turn-key business on-site, a



flexible multi-family compound, or an income-generating investment portfolio with independent commercial and residential leasing potential, this versatile property delivers unmatched potential in a booming market sector.

Key Property Features & Layout

1. Independent Tuscan Stone Villa

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At the core of the residential offering is an authentic multi-story Tuscan stone villa set across three spacious levels.

- * **Exclusive Private Grounds:** The villa enjoys its own private garden and outdoor leisure space, fully separated from the commercial facilities to guarantee complete peace and privacy.
- * **Elevated Terrace:** A scenic upper-floor terrace overlooks the Tuscan countryside, providing an ideal setting for relaxation or private entertainment.
- * **Architectural Identity:** Structurally independent from the business operations, allowing for an ideal work-life balance for an owner-operator or high-value residential letting.

2. Luxury First-Floor Apartment (Approx. 120 sq.m)

- * **Condition:** Preserved in excellent condition throughout, requiring no immediate capital expenditure.
- * **Layout:** A bright, expansive 120 sq.m floor plan designed for comfortable modern living.
- * **Usage:** Perfectly suited as a secondary residence, manager/staff accommodation, or an independent rental property to generate reliable secondary yield.

3. Commercial Pavilion 1 - Grooming Salon, Retail Store & Waiting Lounge (Approx. 120 sq.m)

- * **Recent Renovation:** Approximately 100 sq.m of this 120 sq.m building has been recently renovated to exceptional commercial standards.
- * **Facilities Included:** Fully equipped pet grooming salon, spacious retail store area, welcoming customer reception/waiting lounge, guest restroom, ante-bathroom (antibagno), and dedicated back-of-house storage warehouse.

4. Commercial Pavilion 2 - Saffron Processing & Production Facility

- * **Current Operations:** Specially configured for the processing, packaging, and storage of artisanal saffron produced by the estate.
- * **Versatility:** Includes clean handling areas and warehouse space that can easily be adapted for other agricultural operations, micro-brewery, food production, or boutique retail.

5. Commercial Pavilion 3 - Premium Pet Hospitality & Canine Center

The commercial pet facility represents a complete, fully equipped hospitality setup:



- * Climate-Controlled Indoor Suites: 8 spacious indoor boarding boxes measuring approximately 2m x 4m, equipped with modern air conditioning and climate control systems.
- * Heated Indoor Suites: 6 specialized indoor boxes featuring dedicated winter heating for delicate or specialized animal care.
- * Covered Outdoor Kennels: 42 paved and fully covered outdoor kennels of varying sizes to accommodate dogs of all breeds.
- * Dedicated Green Zones: Every boarding sector opens onto its own enclosed, lush green field or play lawn.
- * Administrative Infrastructure: Complete with operational administrative offices, supply warehouses, and maintenance facilities.

6. Outdoor Grounds & Dog Training Academy

- * Flat Green Fields: Large, perfectly flat grassy parcels arranged and outfitted as a dedicated canine school and agility training field (campo-scuola).
- * Expansion Potential: Ample room remains for further expansion, equestrian repurposing, landscaping, or agricultural diversification.

Commercial Track Record & Growth Opportunities

The canine center operating on the property has been in continuous, uninterrupted operation since 1978. Over nearly five decades of active trade, it has built an extensive, fiercely loyal, and highly affiliated client base spanning the entire region.

- * Turn-Key Business: The business is fully operational, equipped, and immediate cash-flow ready from day one.
- * High Growth Market: The global pet care, boarding, and grooming sector is experiencing rapid year-over-year expansion. With a more dynamic, digitized, and modern management strategy, the revenue potential can be substantially increased.
- * Operational Independence: Because the commercial facilities are structurally independent from the residential homes, the owner can easily operate the business directly, hire management, or lease out the commercial spaces to a third-party operator while retaining the residential properties.

ABOUT THE AREA

Nestled in the heart of the picturesque Valdarno valley, Terranuova Bracciolini is a charming Tuscan municipality located in the province of Arezzo. Surrounded by rolling hills, olive groves, and vineyards, the town perfectly captures the timeless, serene atmosphere of rural Italy while offering modern conveniences and a welcoming local community. Its central location makes it an ideal base for exploring the rich cultural heritage and natural beauty that defines the region.

Steeped in history, Terranuova Bracciolini was originally founded in the 14th century as a fortified outpost by the Republic of Florence. The town's historic center still retains elements of its medieval urban design, featuring quiet stone-paved streets, historic churches, and elegant piazzas. The surrounding



countryside is also famous for its striking Balze—unique, golden-hued clay rock formations sculpted by erosion over thousands of years, which famously inspired the landscapes seen in Leonardo da Vinci's paintings.

In addition to its cultural charm, Terranuova Bracciolini boasts a thriving economy balanced between traditional agriculture and modern enterprise. The area is well-regarded for its artisanal food production, wine, and olive oil, as well as an active commercial sector. With excellent highway connectivity via the A1 Autostrada, residents and businesses enjoy seamless access to major regional hubs, making day trips or commercial transit to Florence, Arezzo, and Siena exceptionally fast and straightforward.

For travel and international connections, the nearest airport is Florence Airport, Amerigo Vespucci (FLR), located approximately 42 kilometers (26 miles) to the northwest. A smooth drive along the A1 highway connects the town to the airport in about 45 minutes, providing convenient daily flights across Europe. Additionally, Pisa International Airport (PSA) and Bologna Guglielmo Marconi Airport (BLQ) are roughly 95 to 110 kilometers away, offering broad international travel options.

MAiN FEATURES:

- * 500m² of living space
- * 18000m² plot
- * 5 Bedroom³
- * 4 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Italy
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Condition: Excellent

Tenanted: Yes

Common

Bedrooms: 5

Bathrooms: 4

Finished sq. ft.: 500 sq m

Lot Size: 18000 sq m

Utility details

Heating: Yes

Lease terms

Date Available:



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