



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Pieve Santo Stefano (AR) Località Mogginano 8

### Organic Farm Holidays, Tuscany, Arezzo

**Rural Excellence: Organic Agritourism with Catering and Livestock Farm.** This prestigious property offers a unique investment opportunity in the heart of the enchanting hills of Alta Valtiberina, Tuscany. An authentic Organic Agritourism with Catering and Livestock Farm, whose history dates back to the 19th century. Currently operational in all areas, this property boasts a total area of 1,600 square metres plus 2,300 square metres of farm buildings, characterised by 10 independent farmhouses and a large agricultural area of 320 hectares. Main features:

- Organic Farmhouse with Catering
- Organic zootechnical farm
- Woodland and natural pond

This picturesque property is situated in an idyllic setting, framed by meadows, pastures, arable land and woods, offering a unique experience in the wonderful landscape of the Tuscan Apennines. Agritourism hospitality is guaranteed by the 10 stone farmhouses, all renovated and with their own entrance and private fenced garden, ideal for families with children and animal lovers. The Casa Grande restaurant and the charming 17th century church offer visitors the authentic flavours of Tuscan cuisine, enriching the overall experience of this enchanting Agriturismo.

**Privileged Location:** The property enjoys a strategic, easily accessible location, close to historic towns such as Anghiari, Monterchi, Sansepolcro and Città di Castello. Also within easy reach are the forest and monastery of La Verna, the source of the Tiber river and other fascinating destinations. **Agritourism facilities:** The 10 farm houses, with a total of 66 beds, offer cosy and comfortable hospitality. The Casa Grande, with 10 bedrooms and 7 bathrooms, is ideal for large groups, internships and seminars. In addition, the restaurants, with a total capacity of 86 places to eat, add a touch of elegance to the property. **Livestock farm:** Certified by 'ICEA' for organic farming, the farm covers a total area of 320 hectares, with pastures, grazing meadows and coppice. The semi-wild organic breeding of Chianina cattle, Apennine sheep and saddle horses takes place in a natural and sustainable environment. Extra options (can be purchased separately):

- Equipment and machinery: € 150,000
- Chianina cattle and sheep: € 200,000

A unique opportunity for those seeking a perfect combination of traditional Tuscan authenticity, agricultural sustainability and the exclusivity of a prestigious property.



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## INFORMATION

Ref.	Toscana 904 V
Type	Sale
Category	Villa
Price	3,500,000.00
Annual Expense	
Year	
Energetic Class	VA

## NUMBER

Rooms	30
Bedrooms	30
Bathrooms	20
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	4100
Garden	3200000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				

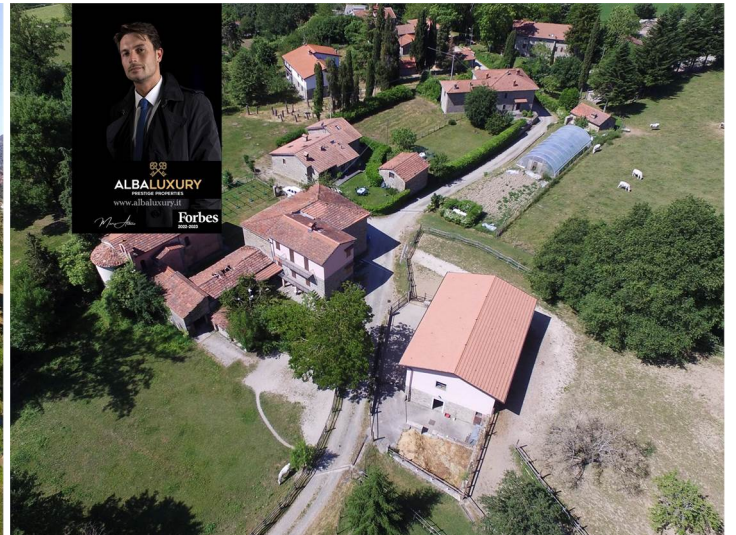
## ACCESSORIES

Laundry room

Data network

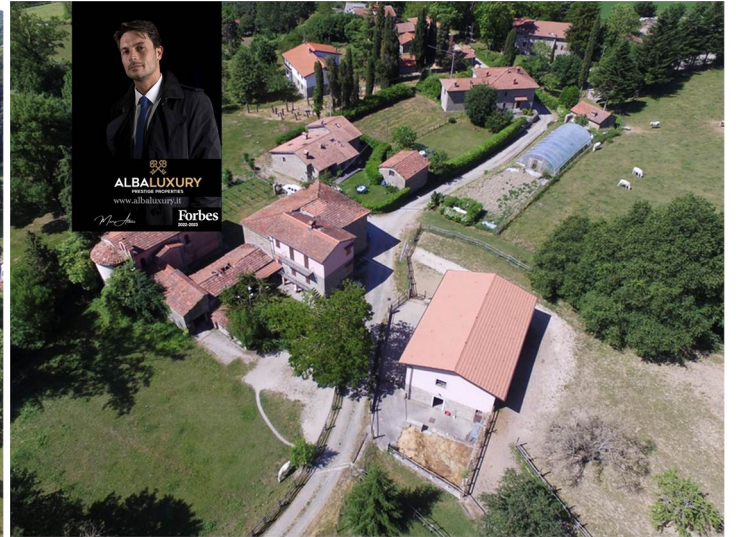
Storage room

## IMAGES



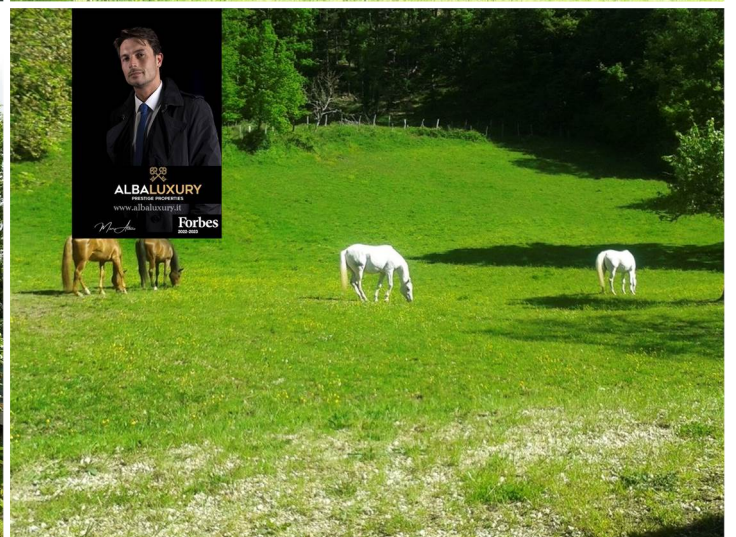
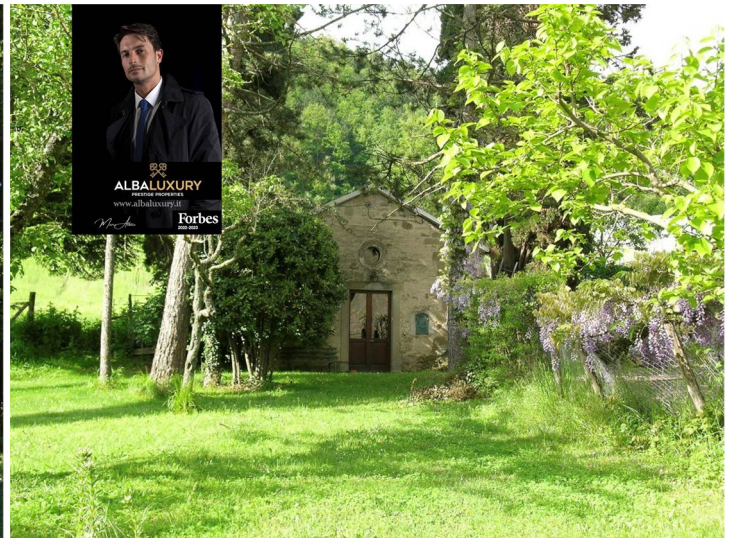


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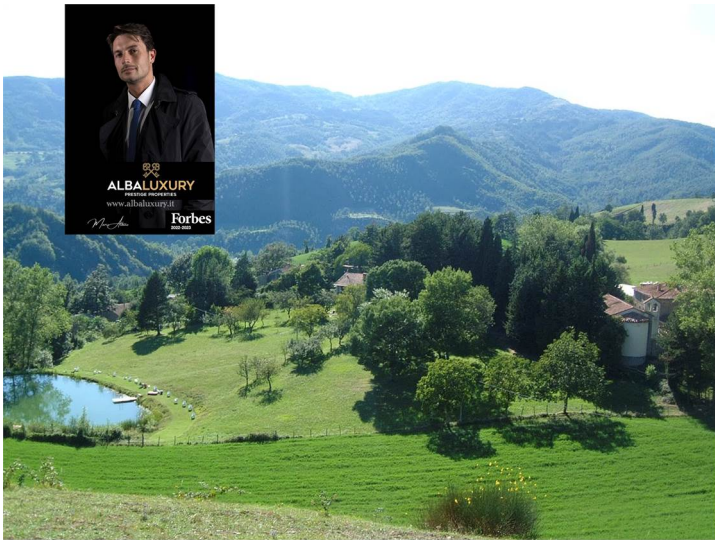


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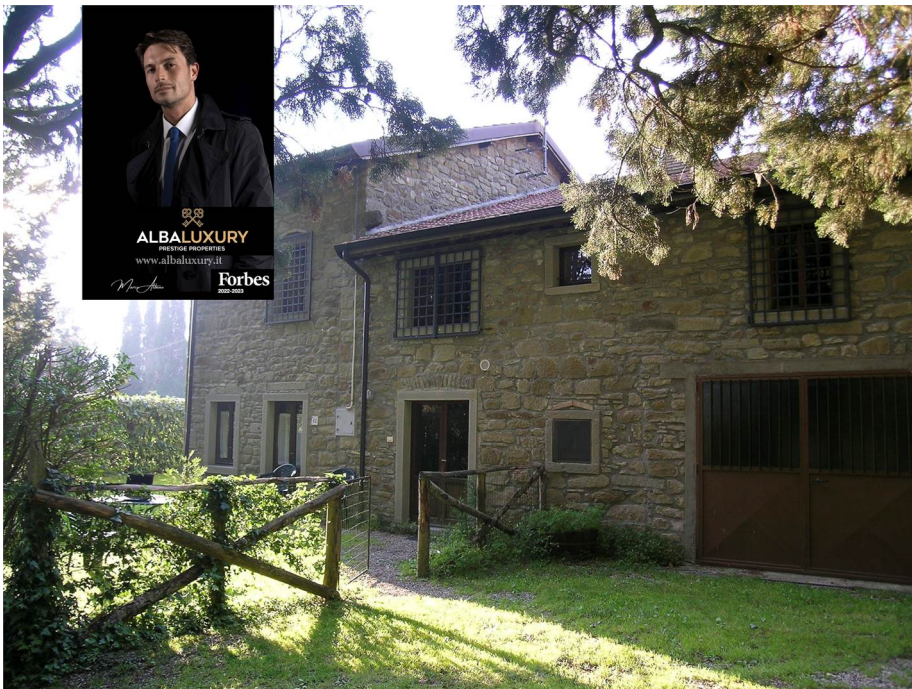
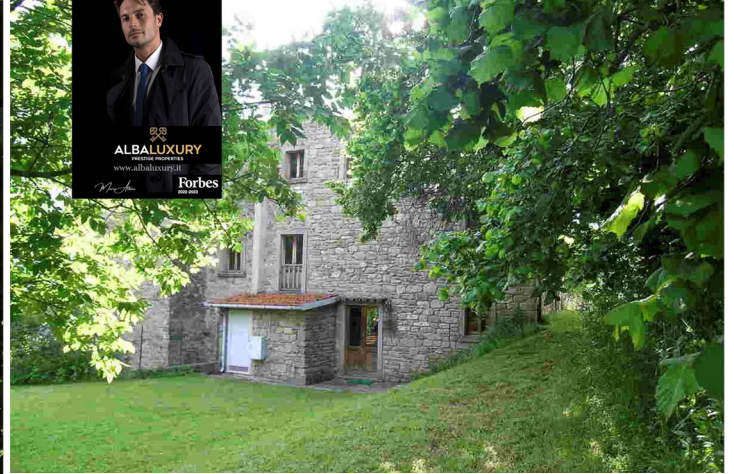


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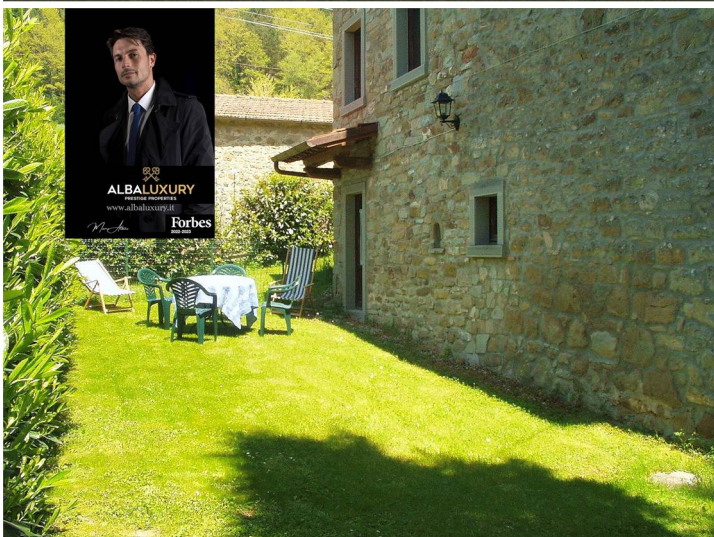
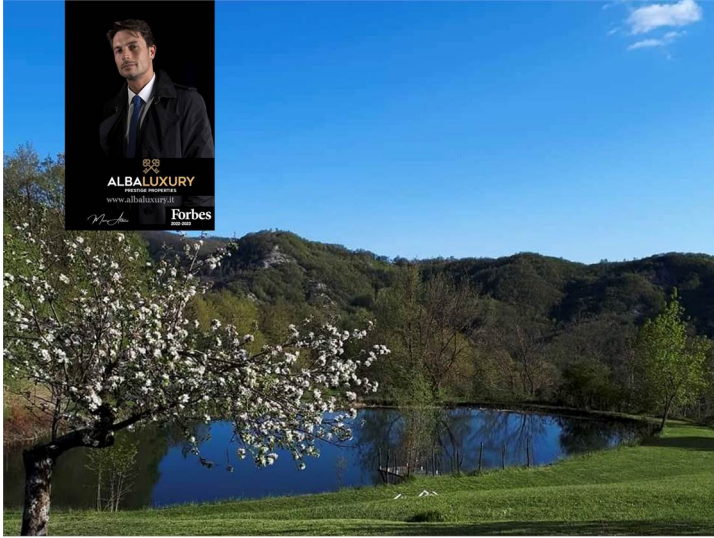


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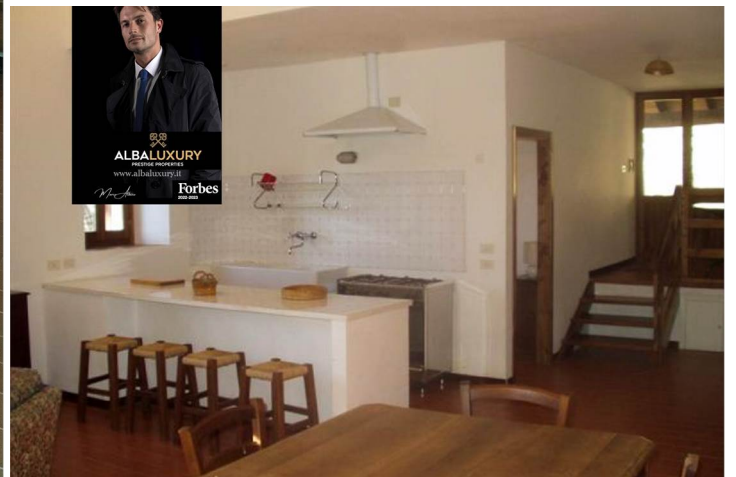
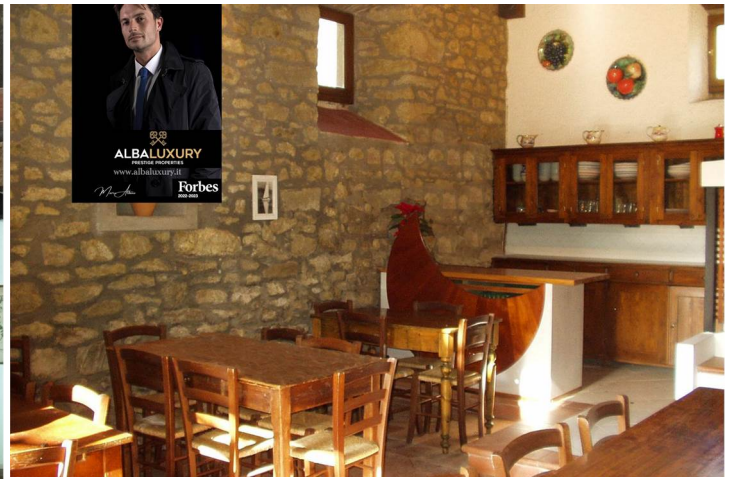


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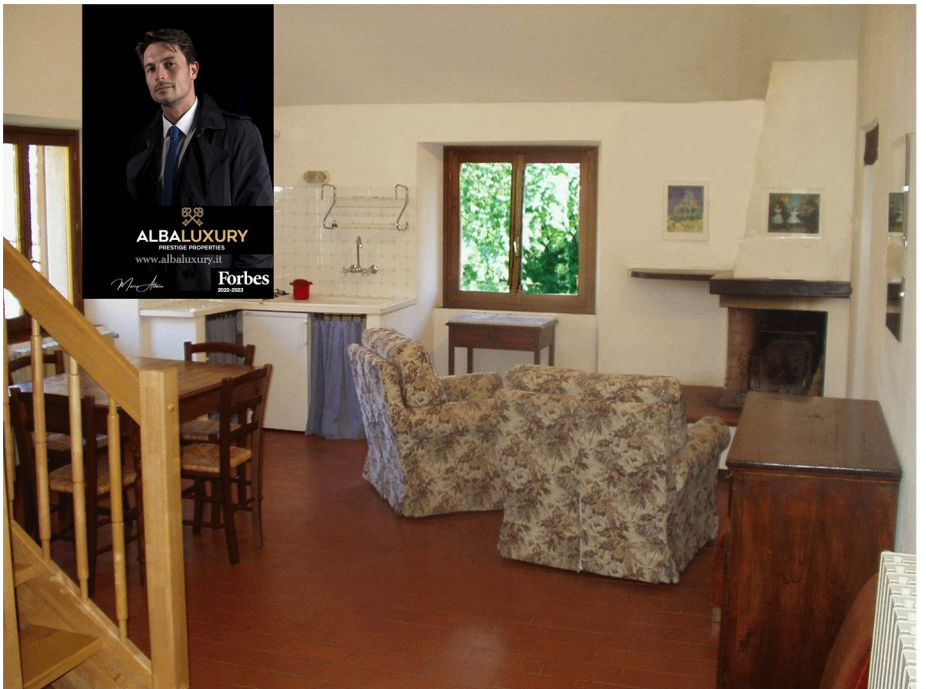
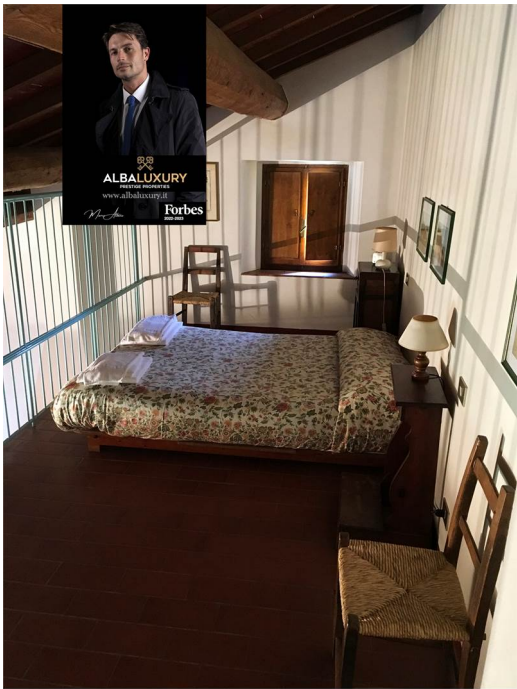
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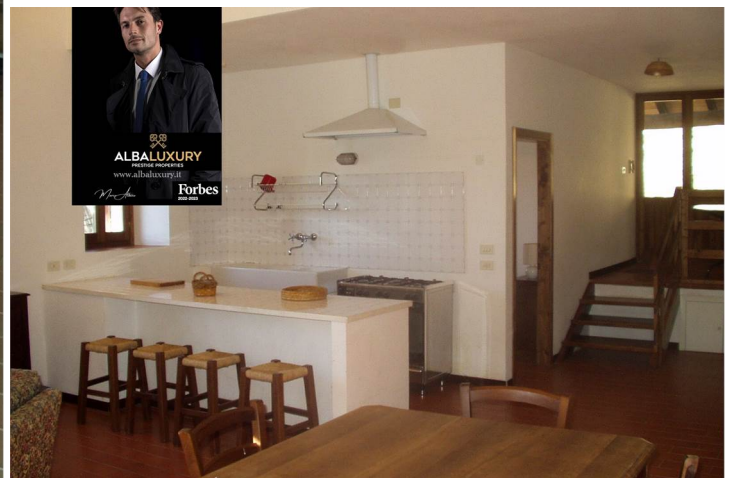


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PRESTIGE PROPERTIES

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