



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Barbera Group
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Estate for Sale in Pieve Santo Stefano Valsavignone

€ 3.600.000

Ref. CBI100-1562-290919



1.700 sq.m | Bathrooms: 20 | Rooms: 55

Farm and Agritourism business for sale in Mogginano, Tuscany

The farmhouse with organic farm is located in one of the most beautiful areas of the hills of the upper Tiber Valley in Tuscany, in the heart of Italy. Easily accessible, it is located in central Italy, an hour and a half from Florence, Siena, Bologna, and an hour from Perugia, Assisi, Gubbio, and Rimini.

The location is idyllic, quiet, and secluded. The climate is ideal, and the place is beautiful in every season. The farm is close to charming villages and incredible natural sites, each with its own unique history, beauty, and local produce: Anghiari, Monterchi, Sansepolcro, Citta di Castello, the forest and monastery of La Verna, the sources of the Tiber River, Camaldoli, and the Casentino forests.

The farm and agritourism business is currently active. It is located high in the hills, immersed in the stunning landscape typical of the Tuscan Apennines. It extends from 600 meters above sea level at the town center to 1,000 meters above sea level at the pastures, with southeast-southwest exposure. The property consists of meadows, arable pastures, and woods that frame the agritourism and the semi-wild organic breeding of Chianina cattle and Apennine sheep. It is possible to reintroduce saddle horses for horseback riding.

Within this truly unique rural setting, rich in springs, there is a small lake with spring and running water.

Agritourism accommodations are offered in eight stone farmhouses (one of which is in need of internal renovation), all equipped with LPG heating, fully equipped kitchens, a living room with a fireplace, and a private, fenced garden. The houses are historic, with terracotta floors and exposed beams, red-tiled roofs, and are insulated. In the 1950s, reconstruction and renovation work began on the farm buildings and homes that had belonged to the current owners' family since the early 1800s. The current business structure was

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established in the 1990s, making it one of the first organic livestock farms in the area. All the old farmhouses, once inhabited by farmers, have been renovated for agritourism purposes, respecting the typical Tuscan architectural features of the local stone houses. The agricultural structures: barns, stables, machinery sheds and equipment shelters have been grouped together in a single company centre.

The company holds all the licenses, authorizations, and certifications required to manage and operate the business in all its sectors: agriculture, livestock farming, forestry, agritourism, indoor and outdoor catering, educational farm, and equestrian tourism. Functional and sufficient machinery and equipment for operations can be purchased.

Fully operational farm, with 8 farmhouses of approximately 1,500 m2.

Stable with barn and riding stables approximately 270 m2.

Land of a totally organic livestock farm of 120 hectares (1,200,000 m2).

Forest 200 ha (2,000,000 m2).

Approximately 100 heads of selected Chianina cattle,

Apennine breed sheep, approximately 30 heads

FOR MORE INFORMATION CONTACT OUR OFFICES

Property Informations

Address: Località Mogginano

Zip Code: 52036

Bathrooms: 20

Rooms: 55

Internal condition: Excellent

--- data_operazione **---**: 0000-00-00

--- esclusiva **---**: 1

: 0000-00-00

Floor: Building

Date of construction: 1800

Current Status: Available after the deed of sale

Garden: Private

: Yes











