

CASA & CAPITAL INVESTMENT

Historic Tuscan Estate

Montanina, Castel Focognano (Arezzo)

OFFERED AT €550,000

Exclusive Investment Opportunity: A substantial major portion of a historic hamlet featuring a magnificent 19th-century "Leopoldina" villa complex, set within 27 hectares of breathtaking private land bordering the picturesque River Arno.

TECHNICAL SPECIFICATIONS

- 2,259 SQM Total Residential Area:** Including the 950 SQM Villa Leopoldina, the farmhouse, and the guesthouse.
- 384 SQM Warehouses & Storage:** Additional annexes ready for custom conversion.
- 49 SQM Ruined Structures:** Recoverable building volume for restoration.
- 27 Hectares (267,000 SQM) Private Land:** Flat arable land, pastures, and ancient woodlands.
- Co-owned Historic Chapel:** Private historic chapel located at the hamlet entrance.

KEY HIGHLIGHTS

- A substantial major portion of a historic hamlet complex (~50% of the entire hamlet).
- Unparalleled privacy immersed in authentic Tuscan countryside.
- Direct river frontage along the iconic River Arno.
- Ideal for development as a luxury private retreat, boutique hotel, or eco-resort.
- Rare scale and historical significance in Tuscan real estate.

DEVELOPMENT POTENTIAL

This extraordinary estate represents a rare opportunity for foreign investors and discerning buyers seeking to restore a classic piece of Tuscan heritage. Comprising a substantial major portion of a historic hamlet, with its generous footprint, separate agricultural outbuildings, and extensive riverfront acreage, the estate offers flexible development paths, including an exclusive private family residence, an equestrian estate, or a high-end hospitality destination.

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