

Tuscany Inside

REAL ESTATE

Agency TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
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partly restored leopoldina villa Foiano della Chiana (Arezzo)

Set against the evocative backdrop of the Tuscan countryside, this exclusive *Leopoldina*-style farmhouse offers an ideal opportunity for those looking to create a high-end private residence.

The building recalls the grandeur of the Grand Duchy's historic agrarian reform, reflecting the architectural harmony that has made the local landscape world-renowned. Such structures represent one of the finest expressions of Tuscany's rural heritage, prized for their understated elegance and their perfect blend of historical character and modern living comfort.

The property has already undergone the most complex phase of restoration, with significant structural stabilization work completed. This includes the full reconstruction of the roof and internal floor slabs, providing an excellent foundation for further development. The complex is now ready to be finished and customized—from interior layouts to final details—according to the buyer's personal vision.

The residence is surrounded by an expansive private park, ensuring unparalleled peace and seclusion.

Areas and Dimensions

Park and surrounding land: approximately 22,000 sqm

Main farmhouse: approximately 480 sqm

Independent annex: approximately 292 sqm

The arrival experience is truly striking: a charming tree-lined driveway, punctuated by centuries-old cypresses, leads to the property entrance, setting the tone for the exclusive setting that awaits. A lush green perimeter envelops the entire estate, shielding it from prying eyes and creating an oasis of absolute tranquility, in close harmony with the natural environment.

Of particular note is the large, independent secondary building—a true architectural gem. The property stands out for its magnificent original arches and generous interior ceiling heights.

The location is excellent; the property is situated:
approximately 5 km from Valdichiana Village;
approximately 5 km from the Valdichiana A1 motorway exit;
approximately 20 km from Cortona;
approximately 20 km from Montepulciano.

SALE
€ 450.000,00

LISTING DATA		COMMERCIAL OFFER	
Published on	17-10-2026	Type of contract	Sale
Reference	586	Price	€ 450.000,00
Type	2. Farmhouse - Villa - Detached House		
Property condition	3. To restore		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Foiano della Chiana	Energy rating	under certification
Province	Arezzo	m²	480
Region	Toscana	Bedrooms	N. 3
Country	Italy	Bathrooms	N. 3
Location	Countryside		

FLOORS / ENTRANCE		GARDENS AND GROUNDS	
Nr. Floors	3	Adjoining land	
		Comments	approx. 2,2 Hectares



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