



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 Chianciano Terme (SI) Via Brenta 1

Magnificent Property in Chianciano Terme, Tuscany

Immersed in the picturesque location of Chianciano Terme, Tuscany, stands this magnificent Tuscan residence, an elegant dwelling that has undergone a meticulous renovation process, characterised by high-quality finishes. The entire property, extending over approximately 400 square metres and surrounded by a plot of 3,000 square metres, presents itself as an oasis of tranquillity and privacy. The property, which has undergone a complete renovation with attention to detail, stands out for its impeccable status, offering a luxurious and cosy ambience. This versatile property is perfectly suited both as a refined private residence and as a place of accommodation, currently enjoying a high yield.

The main residence, spread over two levels, opens on the ground floor with a large open space that houses an elegant living room with fireplace, a fully equipped kitchen, a dining room, a laundry room and a bathroom. On this level, there is also a SPA complete with sauna, Turkish bath, hydromassage and chromotherapy shower, to ensure maximum relaxation and well-being. The upper floor is dedicated to 5 bedrooms, each with its own private bathroom, offering refined and cosy living solutions. Possibility of adding a further 3 bedrooms. Amenities include an efficient natural gas heating system, electricity supply, internet connection and municipal water supply, ensuring a high quality of life. In addition, the property boasts an approved project for the construction of a swimming pool, adding a touch of luxury to the context.

Just 4.4 km from the Terme di Montepulciano and 24 km from Bagno Vignoni, it offers a privileged location to enjoy the beauty of Tuscany. The Perugia-San Francesco d'Assisi Airport, the closest, is easily reached at 83 km from the property, guaranteeing convenience and accessibility. This unique property, with its mix of refinement, comfort and privileged location, represents an extraordinary opportunity for those seeking the authentic Tuscan lifestyle. Facilities include an efficient methane heating system, electricity supply, internet connection and communal water supply, ensuring a high quality of life. In addition, the property boasts an approved project for the construction of a swimming pool, adding a touch of luxury to the context.

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INFORMATION

Ref.	Toscana 799
Type	Sale
Category	Villa
Price	1,500,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	8
Bedrooms	5
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	400
Garden	3000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Heating	Independent
Energy source	Natural Gas Heating				

ACCESSORIES

Laundry room

Data network

Storage room

Jacuzzi tub

IMAGES



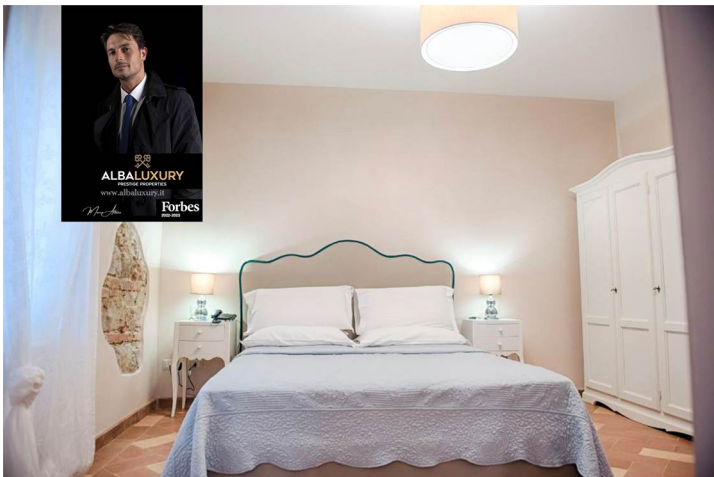
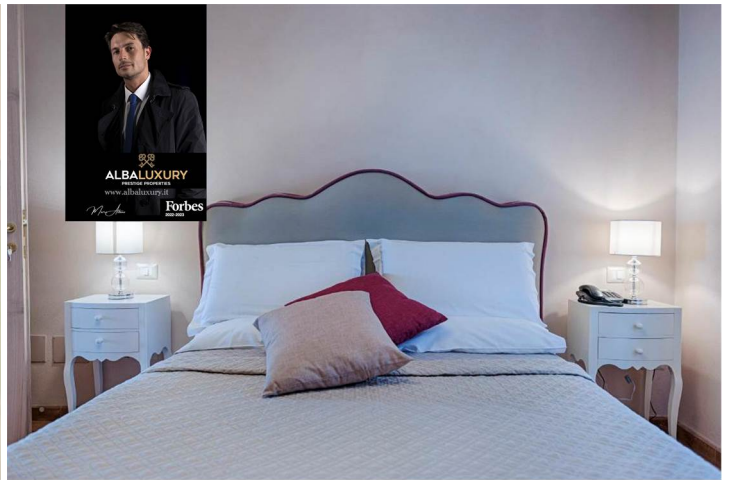
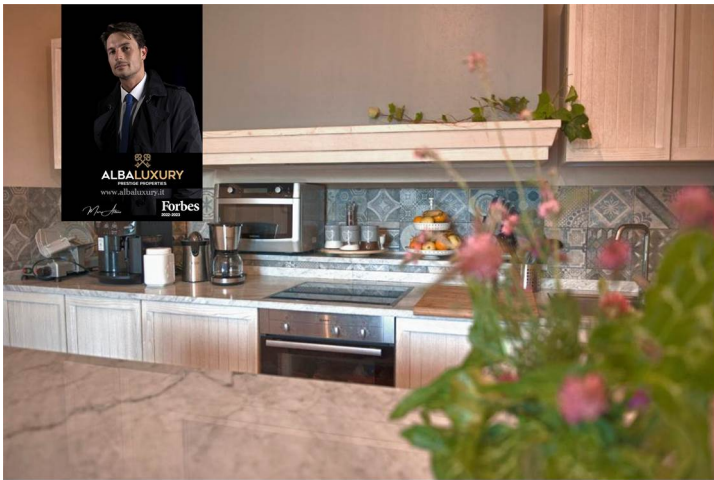


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