



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Marciano della Chiana (AR) Via fonte badia 55

Exclusive property in Tuscany, Val di Chiana

Enjoy the luxury and tranquility of this splendid house with a private pool located in Marciano Della Chiana. Perfect for those seeking an oasis of relaxation and comfort in Tuscany, this property for sale offers a charming environment surrounded by the beauty of the Tuscan countryside.

Characterized by a private park of 2000 square meters, with 60 olive trees, plants, tree-lined driveway, lawn, this house boasts spacious rooms and high-quality finishes, with 4 bedrooms and 4 bathrooms, ensuring space and privacy for the whole family or guests.

The patio and balcony offer splendid views of the garden and the pool, creating the ideal place to relax and enjoy the surrounding panorama.

With a fully equipped kitchen and outdoor dining area, this house is perfect for entertaining friends and family in a cozy and inviting atmosphere.

Take advantage of the private pool to cool off during hot summer days or organize a barbecue for an unforgettable evening under the stars.

Located in a quiet and well-served area, this property also offers private parking for your convenience.

Don't miss the opportunity to own this wonderful holiday home in Tuscany. Contact us today to arrange a visit and discover all that this property has to offer.

Airports:

Florence-Peretola Airport (FLR): Approximately 110 kilometers northwest of Marciano della Chiana.

Pisa-Galileo Galilei Airport (PSA): Approximately 180 kilometers west of Marciano della Chiana.

Bologna-Guglielmo Marconi Airport (BLQ): Approximately 200 kilometers northwest of Marciano della Chiana.

Rome-Fiumicino Airport (FCO): Approximately 210 kilometers south of Marciano della Chiana.

Perugia-Sant'Egidio Airport (PEG): Approximately 90 kilometers southeast of Marciano della Chiana.

Major Cities:

Arezzo: Approximately 25 kilometers southeast of Marciano della Chiana.

Siena: Approximately 70 kilometers northwest of Marciano della Chiana.

Florence: Approximately 110 kilometers northwest of Marciano della Chiana.

Perugia: Approximately 80 kilometers southeast of Marciano della Chiana.

Rome: Approximately 200 kilometers south of Marciano della Chiana.

Sea:

The nearest coastline is in the Tuscany region, with beach resorts such as Castiglione della Pescaia or Follonica, which are approximately 150-170 kilometers west of Marciano della Chiana, with a travel time by car of about 2-3 hours, depending on the exact location and traffic.



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INFORMATION

Ref.	Toscana 2929
Type	Sale
Category	Villa
Price	1,100,000.00
Annual Expense	
Year	
Energetic Class	E 143.21

NUMBER

Rooms	12
Bedrooms	4
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	266
Garden	2000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	Countryside
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	New Furniture	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Air heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Ceramic	Access for disabled	No

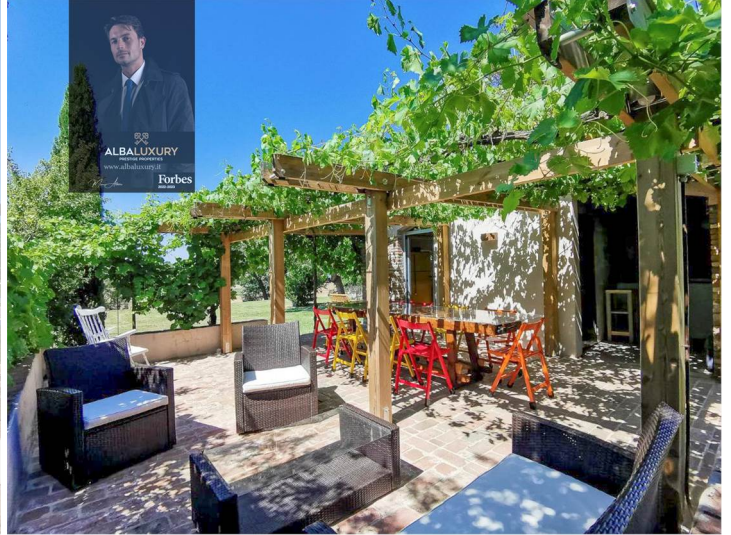
ACCESSORIES

Air conditioning	Wall Closet	Fireplace	Chimney flue	Double glazing
Separate entrance	Laundry room	Car passage	Footpath	Swimming pool
Storage room				



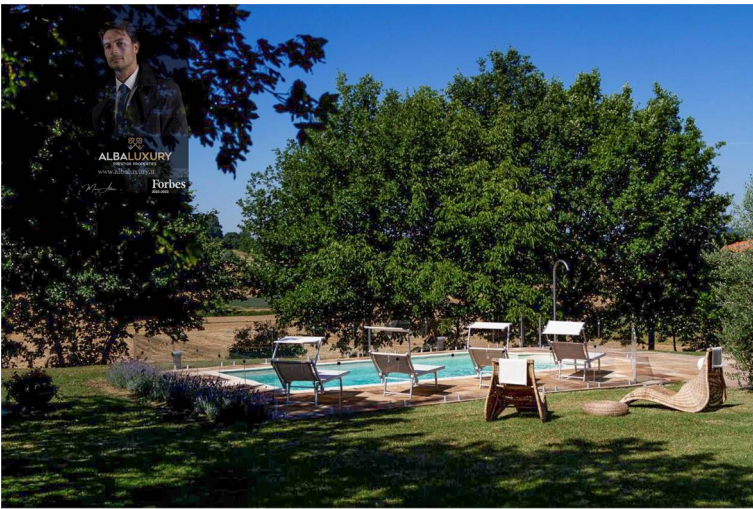
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IMAGES



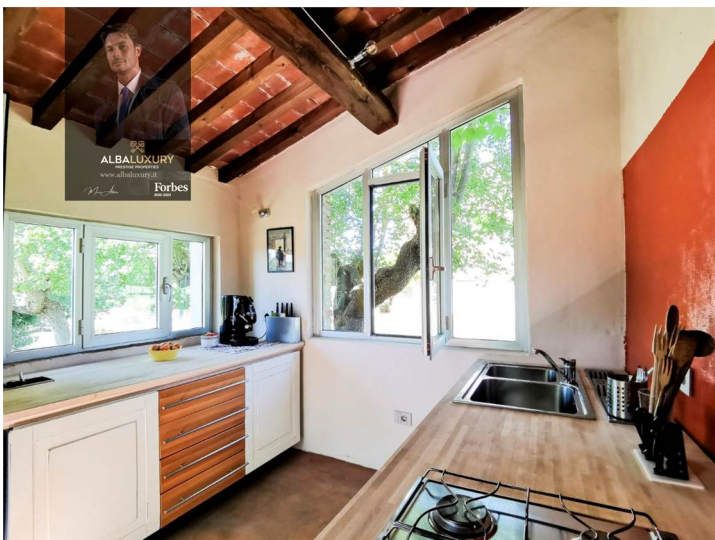
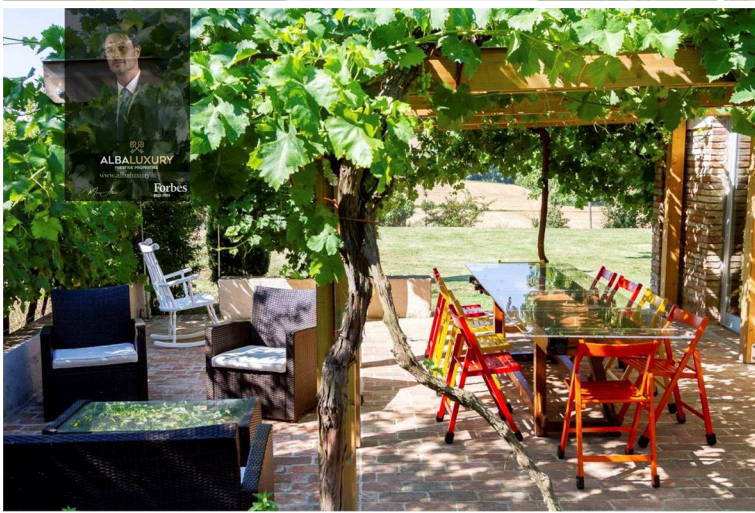
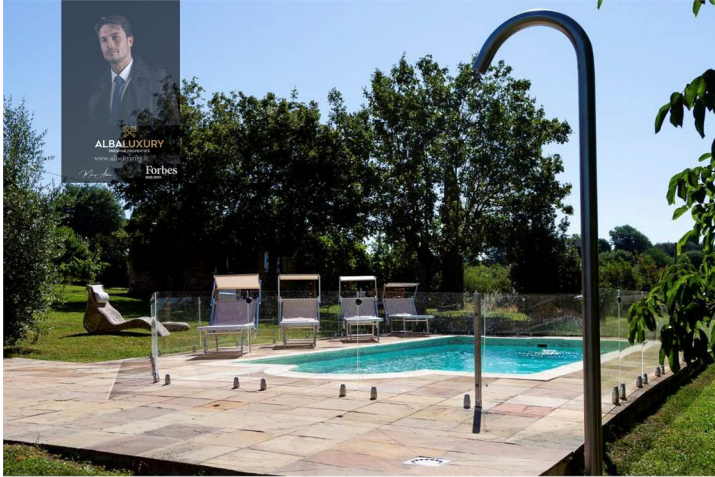


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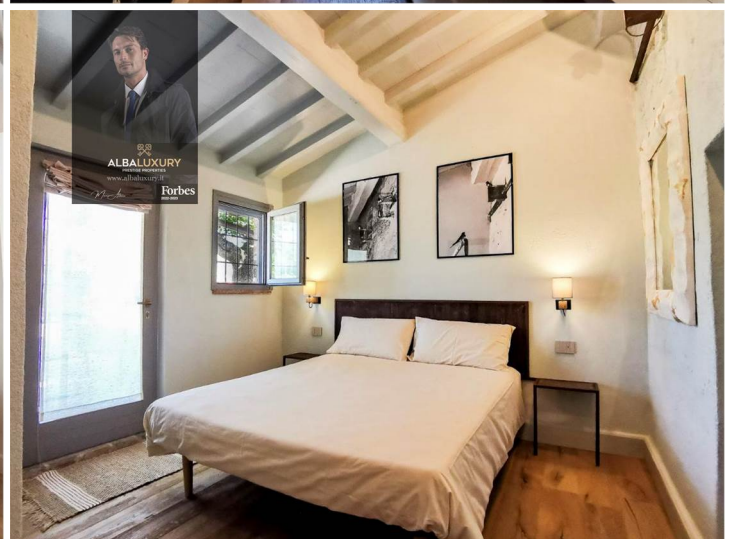
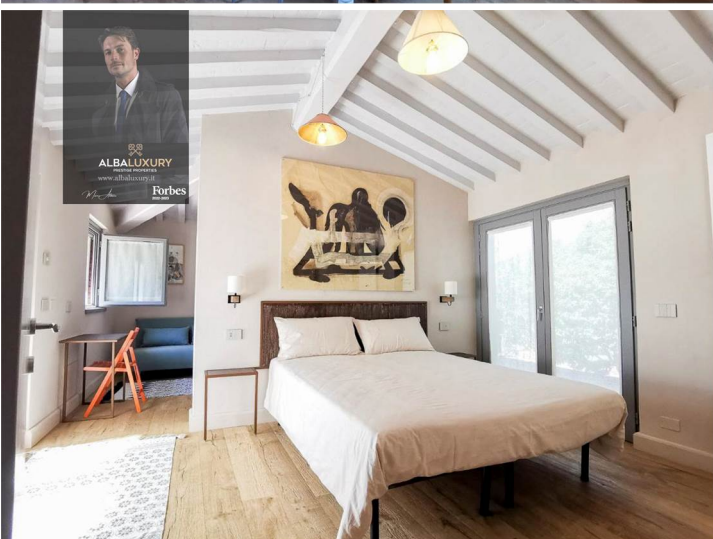


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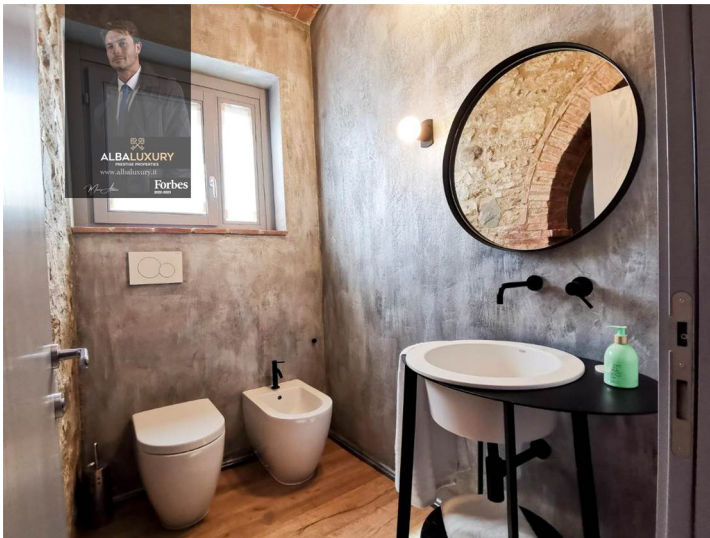


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