



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 Chiusi della Verna (AR) Località Vallebona 22

### Exclusive property in Tuscany

The property is located at an altitude of 450 metres on the Tuscan hillside between the Casentino Valley and the National Park of the Casentino Forests. Easily reachable are the most beautiful historical towns in Tuscany such as Florence, Arezzo, Cortona and Siena and important artistic locations such as the Sanctuary of La Verna, the Monastery of Camaldoli, the parish churches and castles of Casentino and the Poppi Zoo Park. The property comprises three stone farmhouses, a private swimming pool and a large living room, all surrounded by a fully fenced 20-hectare park with olive grove, orchard and vegetable garden. Property details: The main house is approx. 450 sqm and is on three floors. The ground floor features a large living room with stone arches and a large fireplace in the dining area, a kitchen with pantry, a bathroom and laundry room. On the first floor are two double bedrooms and a twin bedroom, with private bathrooms. The third floor is the characteristic tower with eight small windows where there is a double bedroom and private bathroom equipped with shower and hydromassage. The second farmhouse is about 150 square metres with two double bedrooms, one twin bedroom and three bathrooms. The two living rooms with fireplaces, dining area and kitchenette, outside the large terrace and porch offer a splendid view. The third farmhouse is about 140 square metres in size and is characterised by its particular shape. It consists of two large suites each with a double bedroom, private bathroom, living room with fireplace, dining area and kitchenette. Outside there is a garden with terrace. The property is completed by a large living room of approx. 150 sqm with an equipped kitchen and services, a garage with 3 parking spaces, an internal cellar, a further flat of approx. 90 sqm with living room with fireplace, kitchen area, two double bedrooms each with private bathroom and garden. Outside there is a large terrace with tables, chairs and sunshades. The Private Pool of 16mt. x 8mt. is situated between the Casali and the Salone surrounded by a garden with a beautiful lawn with willow trees and a large fir tree. Tuscany is one of the most well-known and appreciated areas by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, large expanses of vineyards and olive groves, small villages, medieval castles and wineries where you can taste the best wines in the world.

#### INFORMATION

Ref.	Toscana 067
Type	Sale
Category	Villa
Price	1,900,000.00
Annual Expense	
Year	
Energetic Class	F 262.37

#### NUMBER

Rooms	15
Bedrooms	11
Bathrooms	12
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1000
Garden	200000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it

## FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Energy source	Pellet		

## ACCESSORIES

Fireplace

Swimming pool

Data network

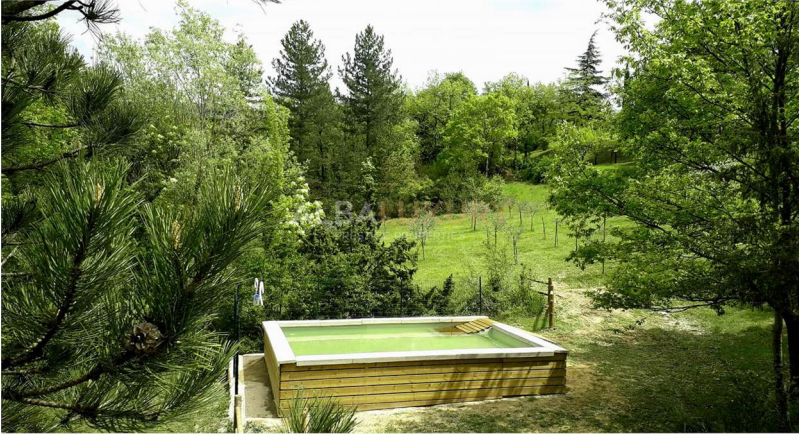
Storage room

## IMAGES





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

[INFO@ALBALUXURY.IT](mailto:INFO@ALBALUXURY.IT)