



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 Foiano della Chiana (AR) VIA VECCHIA 3

Charming farmhouse in Valdichiana

This beautiful farmhouse, which enjoys an excellent hilltop position overlooking the Valdichiana, is located 4-5 km from the Rome-Florence and Perugia-Siena motorways, so that the main Tuscan cities can be reached in half an hour.

The Casale's location is only a few hundred metres from the medieval centre of Foiano della Chiana, a splendid village of Etruscan and Roman origin. Other activities available nearby include golf, horse riding and tennis courts, as well as wine and olive growing and beautiful hill towns.

The farmhouse boasts 8 luxurious suites furnished in typical Tuscan style and equipped with modern comforts and a larger detached facility that serves as a breakfast and dinner room.

Enhancing the property is a beautiful swimming pool and right next to it a Jacuzzi for warming up in the evening and a terrace for enjoying a drink or dinner.

The Valdichiana occupies part of the province of Arezzo and that of Siena and generously offers green landscapes full of many fruits: from wheat to all kinds of forage, silvery olive trees and yellow sunflowers.

The cities are very ancient and have in their physical appearance and in the character of their inhabitants something mysterious and disturbing.

Siena does not geographically belong to the Valdichiana, but some of its lands, which have always belonged to its province and still do, are included in the valley.

This has given rise to a union that has led to cultural and economic exchanges, as always happens between two wise and illustrious neighbours who esteem and rely on each other.

The best-known towns are Cortona, Chiusi, ancient Etruscan lucumonies, Montepulciano, Foiano, Castiglion Fiorentino, Lucignano, Marciano, Sinalunga, Civitella, communities rich in history and art, and other smaller ones that would deserve individual mention.

The lakes of Chiusi and Montepulciano, which loom not far from Lake Trasimeno, are also jewels of the Valdichiana for the natural beauty they offer visitors.

And the woods, the fertile hills rich in water, vegetation, hunting, mushrooms and clean, sweet air.

INFORMATION

Ref.	Toscana 023
Type	Sale
Category	Villa
Price	1,950,000.00
Annual Expense	
Year	1500
Energetic Class	B 87.45 kWh/m ² a

NUMBER

Rooms	17
Bedrooms	12
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	650
Garden	50000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Garden View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Salon	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Fan	Type of heating system	Radiator heating
Energy source	Natural Gas Heating	Hot Water	Independent	Cooling	Split
Fixtures	Wooden double glazed	Doors	Excellent	Floors Living Room	Tile
Floors Bedrooms	Tile	Floors Kitchen	Tile		

ACCESSORIES

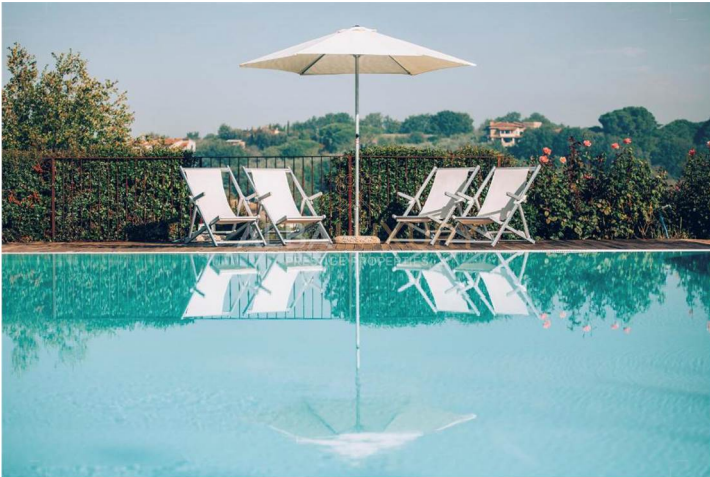
Antitheft

Air conditioning

Separate entrance

Swimming pool

IMAGES



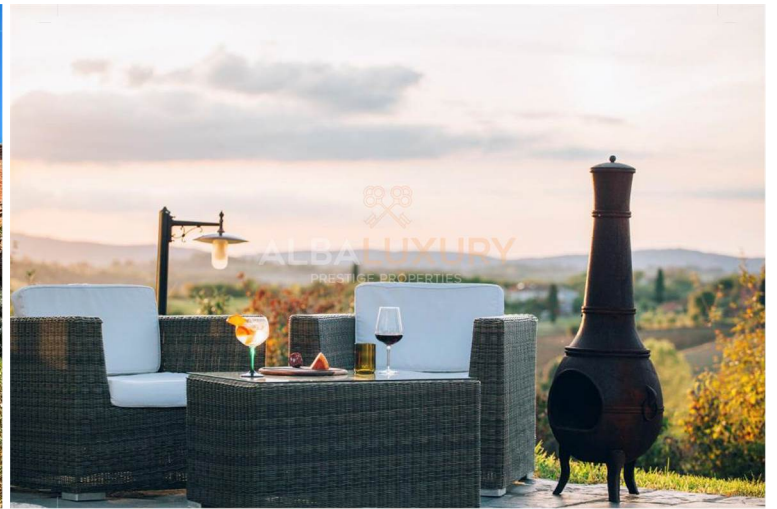


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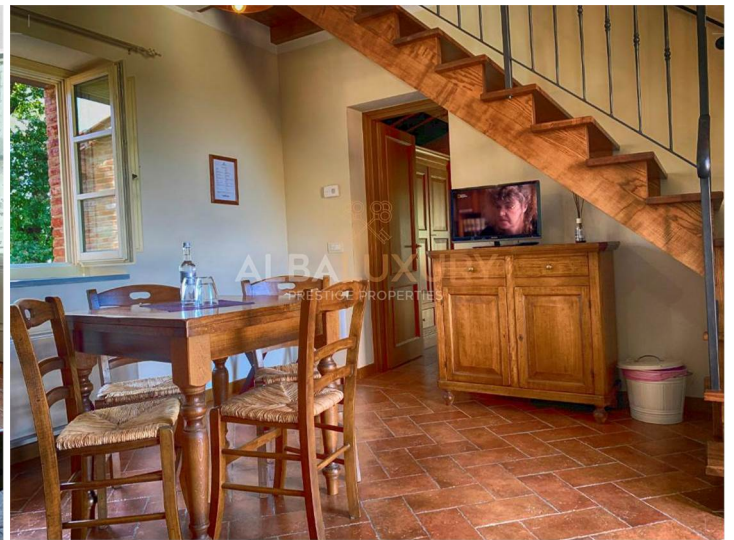
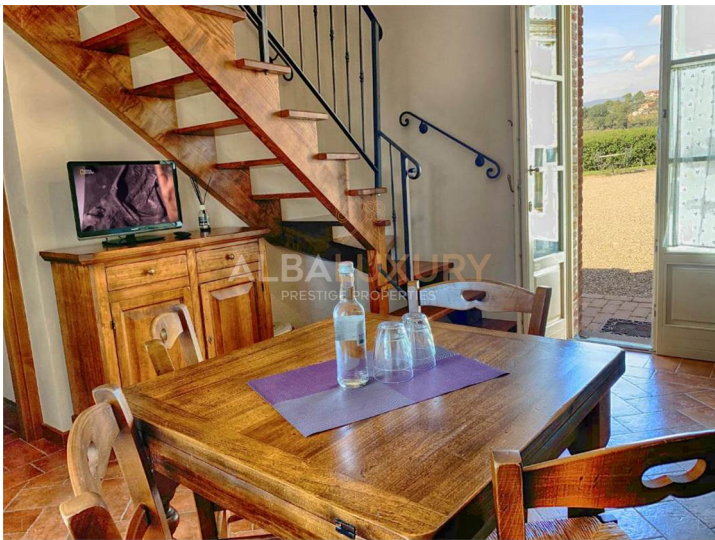
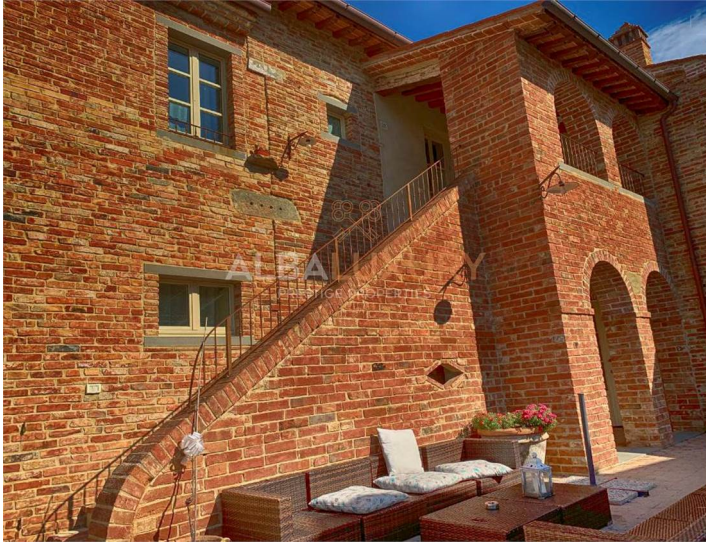


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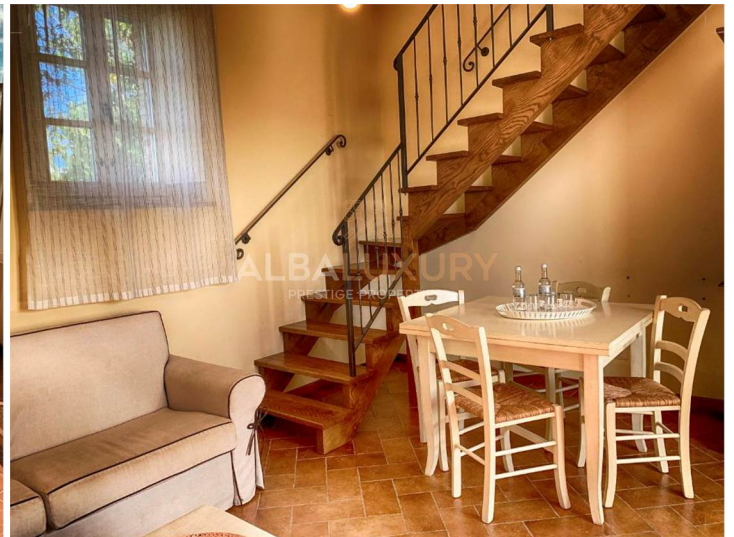


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