



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 Sinalunga (SI) sp71 9

Charming villa between Val di Chiana and Val d'Orc

This charming historic villa dating back to the 1500s is located between Val di Chiana and Val d'Orcia and was renovated in 2010 with an intervention that succeeded in preserving and enhancing the beauty and unique architecture of the structure,

consisting of large rooms furnished in typical Tuscan style with tapestries and antiques

The villa is immersed in a property of about 18000 square metres, largely occupied by an olive grove of about 240 plants. It is on two levels and has a large living room, two fully equipped kitchens and 9 spacious bedrooms furnished in typical Tuscan style.

The property is enhanced by a swimming pool, an outdoor terrace, a covered terrace ideal for admiring the surrounding landscape and a tennis court.

Sinalunga is a balcony over the Valdichiana, a lush valley between Siena and Arezzo that stretches out at its feet. The historic centre that grew up on a small plateau has a maze of narrow streets and buildings of artistic and cultural interest. It is surrounded by small treasures such as the villages of Scrofiano, Farnetella, Rigomagno, Guazzino and Bettolle, chosen by tourists in search of breathtaking scenery and relaxation, which offer the possibility of walking, cycling or horseback riding along the dense network of trails and then refreshment in the numerous restaurants, agritourisms and refreshment points of the highest level in the area.

INFORMATION

| | |
|-----------------|--------------|
| Ref. | Toscana 015 |
| Type | Sale |
| Category | Villa |
| Price | 2,000,000.00 |
| Annual Expense | |
| Year | 1400 |
| Energetic Class | D 87.45 |

NUMBER

| | |
|----------------------|-------|
| Rooms | 10000 |
| Bedrooms | 9 |
| Bathrooms | 9 |
| Balconies + Terraces | |
| Floor | |
| Car Space | |
| Box | |

SQUARE METERS

| | |
|----------------------|-------|
| Commercial | 1200 |
| Garden | 18000 |
| Cellar | |
| Balconies + Terraces | |
| Attic | |
| Tavern | |
| Box | |

FEATURES

| | | | | | |
|---------------------|--------------------|------------|---------|----------|---------|
| Property Conditions | Perfect Conditions | Rank | Elegant | Position | Hill |
| View | Garden View | Free Sides | 4 | Garden | Private |



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| | | | | | |
|-----------------|----------------------|----------------|-------------|------------------------|----------------|
| Furniture | Furnished | Type living | Dining room | Kitchen | Eat-In Kitchen |
| Heating | Independent | Heating Type | Boiler | Type of heating system | Other |
| Energy source | Pellet | Hot Water | Independent | Cooling | Split |
| Fixtures | Wooden double glazed | Doors | Excellent | Floors Living Room | Tile |
| Floors Bedrooms | Tile | Floors Kitchen | Tile | Floors Bathroom | Tile |

ACCESSORIES

| | | | | |
|-----------|------------------|---------------------|------------------|---------------|
| Antitheft | Air conditioning | Photovoltaic system | Satellite system | Swimming pool |
| Tennis | | | | |

IMAGES



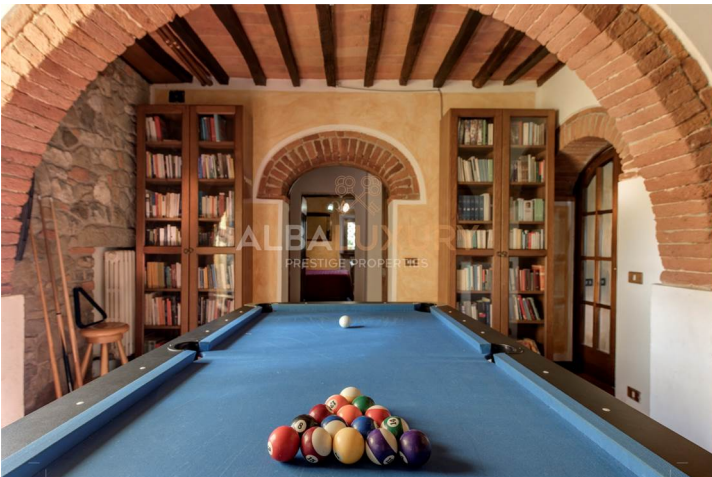


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