



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 Foiano della Chiana (AR) Via Larga 1

Luxurious earthquake-proof A4 villa in Tuscany

A luxurious A4-class and earthquake-proof residence immersed in the lush greenery of Tuscan olive groves and situated on a charming hill with panoramic views over the beautiful CHIANA (VALDICHIANA) valley that stretches for over 60 kilometres, from Arezzo to Chiusi. The Villa has recently undergone a total renovation, using only the latest materials to offer maximum comfort and the finest elegance. Perfect either as a private home or as an accommodation business. Every detail has been taken care of with the utmost attention, using natural materials such as solid oak wood, travertine and corten for the finishes. Inside, you will find very modern and bright rooms, with 7 bedrooms and no less than 10 bathrooms, equipped with spacious showers and lacuzzi whirlpool baths for total relaxation. The villa has 4 fully equipped kitchens to enjoy unforgettable meals both indoors and outdoors. Nothing is missing in this luxury residence: a state-of-the-art salt-cleaned and heated infinity pool. State-of-the-art LED lighting makes the rooms even more atmospheric, day and night, indoors and out. The Villa is equipped with an innovative air conditioning system, with 'controlled mechanical ventilation', which guarantees constantly fresh and purified air in every room, adjustable according to one's preferences. The property, spread over almost 50000 square metres of land, offers absolute privacy thanks to the total corten fencing of the garden. The privileged position on top of the hill will provide sunshine from morning until sunset, to enjoy magnificent views at all hours of the day. This villa is the ideal place for lovers of good food and Tuscan culinary art, thanks to the fully equipped kitchens both inside the villa and in the annexe. This luxury property has been designed for maximum comfort and total relaxation, with fine materials and furniture handcrafted by the best Tuscan masters. Particularly valuable are the window frames, equipped with internal blinds that allow perfect regulation of both light and external heat from the sun. The wellness centre is complete with Turkish bath, Jacuzzi and chromotherapy. VILLA DETAIL: The property is on three floors: Basement, Ground/Roof and First. In the Basement there is a technical room, a laundry room, four bathrooms, an anteroom, a lemon house, a living/dining room, two bedrooms, two hallways, a kitchen and an internal staircase to the upper floor. On the ground floor/ mezzanine there are three living/dining rooms, a portico, three bathrooms, two ante-bathrooms, a bedroom, two terraces and three staircases (one internal to the first floor, the other two external to the courtyard and swimming pool). First floor with three bedrooms, three bathrooms, a hallway, two terraces and an internal staircase to the studio.

The building has an original part with Poroton load-bearing blocks and an extension part with wooden load-bearing structures. The interiors have parquet floors (except for the kitchens and bathrooms in travertine) and external fixtures in painted aluminium, oak laminated wood windows. The heating system is independent with heat pumps and a pellet fireplace. There is a mechanical ventilation system and the electrical system is underfloor with home automation. The drainage system is in p.v.c. piping undertrack. The sanitary facilities are complete and made of quality materials. The entire building is designed according to current regulations. DEPANDANCE DETAIL: The single-storey property comprises living room/kitchen, bathroom, bedroom, externally accessible technical room and shed. The load-bearing structures are in Poroton with a single-pitch wooden roof and photovoltaic panels. The interiors have travertine and parquet floors, aluminium frames and wooden windows. Independent heating system with heat pumps and pellet fireplace. The water system is supplied by solar panels and communal aqueduct, undertrack. Under-track electrical system with general switchboard and switches. Complete sanitary facilities, reinforced concrete canopy, wooden gabled roof. Excellent quality ceramic flooring.

SWIMMING POOL DETAILS: overflow swimming pool and overflow of 6x12 metres; salt purification; heated pool with solar thermal 15 kw; sun loungers; deckchairs; tables; chairs; barbeque; solar shower.

Main features of the property:

- Bedrooms: 7
- Bathrooms: 10
- Kitchens: 4
- Large dining rooms: 2
- Small dining rooms: 2
- Large living rooms: 1



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Living rooms: 2
Patios with the possibility of outdoor dining: 3
Corners or living locations: 4

Structure surface area:

Habitable Villa Interior: sqm 465
Interior Depandance: 60 sqm
Habitable Indoor Common Areas, Laundry, Turkish Bath etc: 68 sqm
Garage Parking Spaces: 80 sqm
Covered Technical Rooms: 280 sqm

Outdoor Housing Gazebos Patios Canopies etc.: 160 sq m
Internal roads, forecourts, road made with cobblestones etc.: 650 sq m
Garden: 3500 sq m
Fenced property Privacy: 18000 square metres
Total land dedicated to the cultivation of olive trees, over mq 30000

Distances from the main localities

Historic centre of Foiano della Chiana: 900 metres
Supermarkets: 800 metres
Bank: 400 metres
Bus stop: 100 metres
Pharmacy: 900 metres
Restaurant: 700 metres
A1 Rome/Milan motorway: 2 km
Grosseto-Perugia highway: 1.5 km
Airports: Perugia 60 km, Florence 85 km, Pisa 160 km, Rome 160 km

Come and discover the beauty of Tuscany and experience unparalleled luxury and relaxation. Tuscany is one of the best known and most appreciated places by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in thick forests, vast 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 211
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	A4 13755

NUMBER

Rooms	24
Bedrooms	7
Bathrooms	11
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	880
Garden	34000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				



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ACCESSORIES

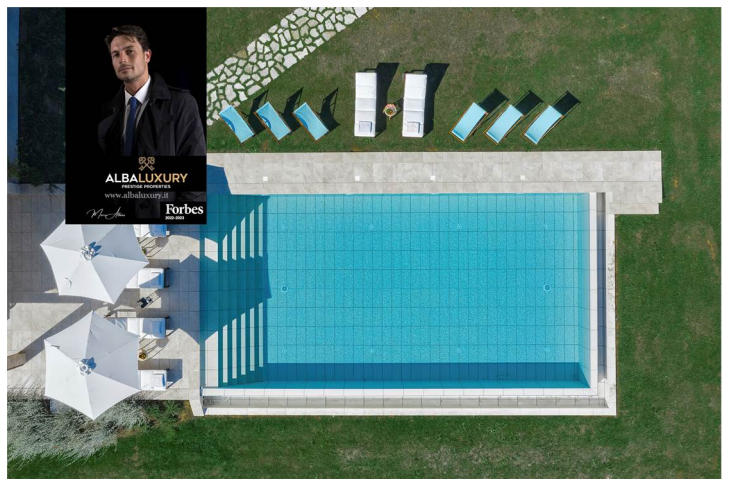
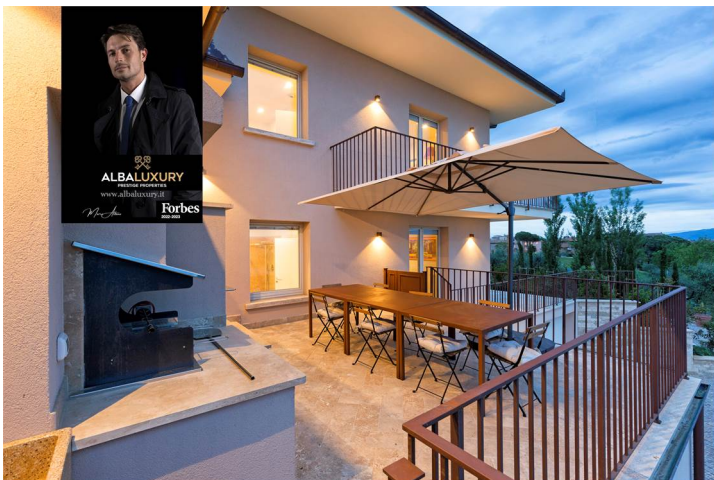
Antitheft	Air conditioning	Separate entrance	Laundry room	Solar panels
Swimming pool	Data network	Jacuzzi tub	Veranda	Video surveillance
Flyscreens				

IMAGES



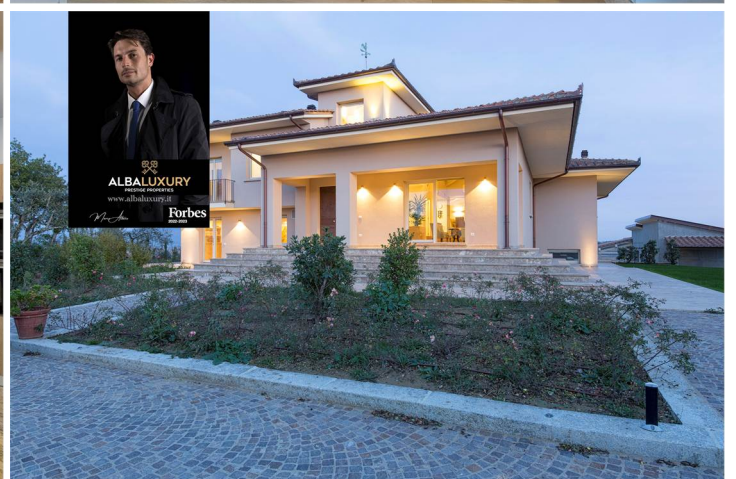
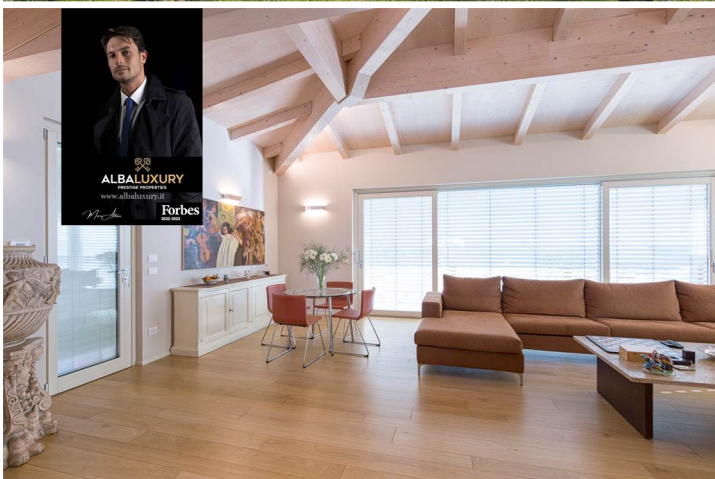
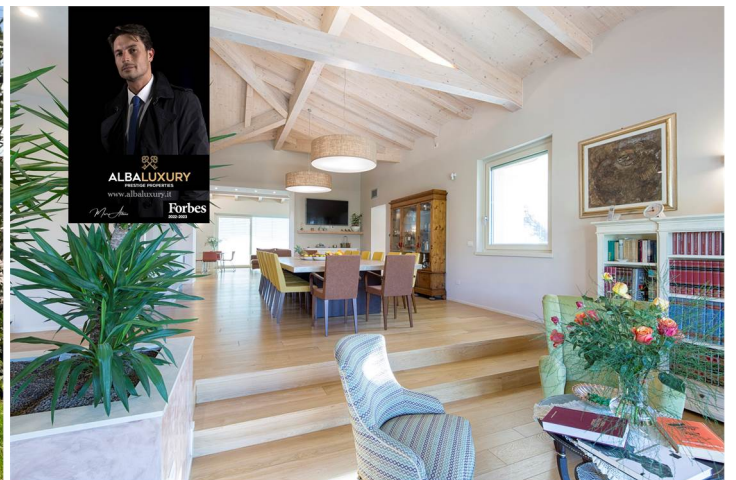


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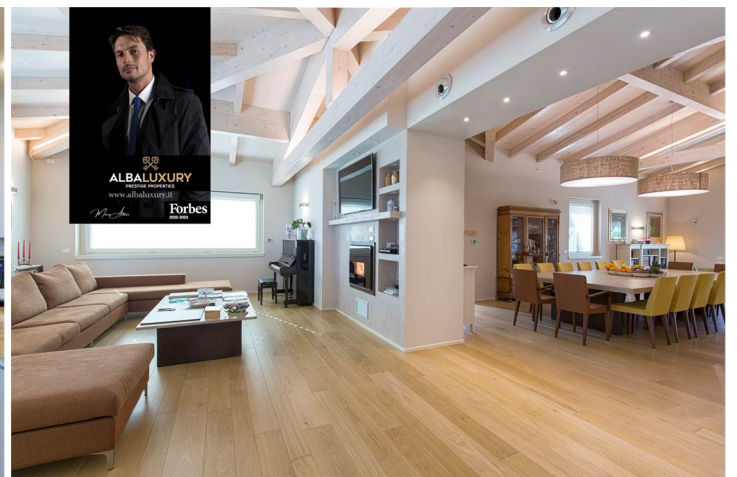
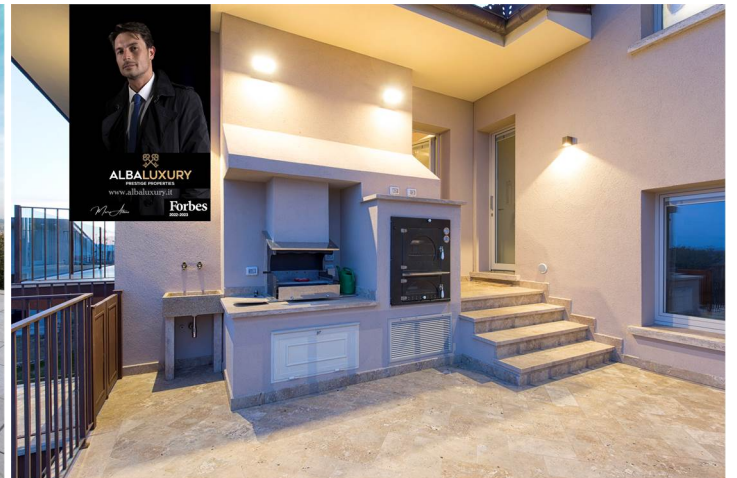


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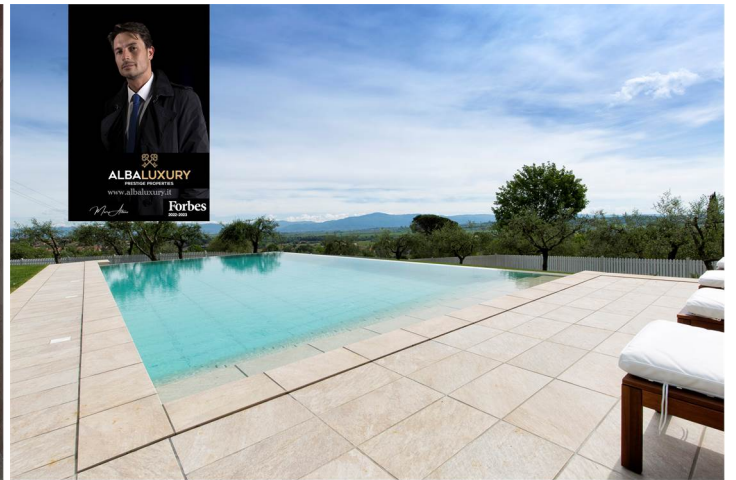
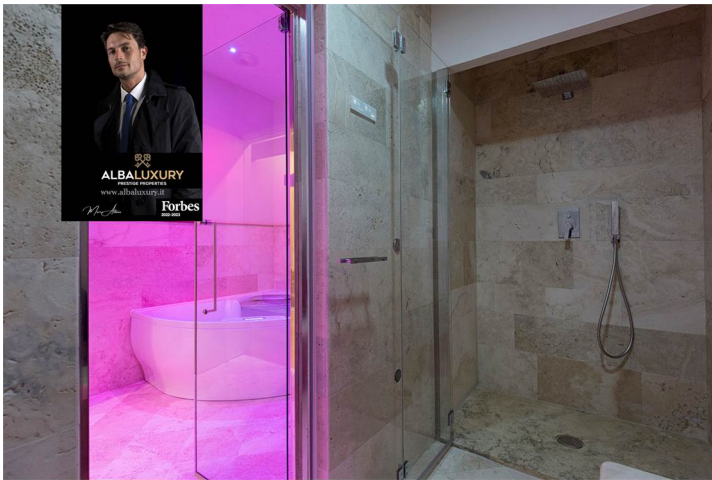


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Marco Altieri

Forbes
2022-2023