



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 Civitella in Val di Chiana (AR) visa del fiore 56

Beautiful farmhouse with pond in Arezzo

This beautiful property in the countryside of Arezzo consists of an independent house for 8 people with a private pool and a flat for 5/6 people with a private pool.

The property is about 22 hectares, of which 9 hectares are woodland, 9 hectares are arable land and 3 hectares are olive groves. The farmhouse enjoys fantastic views of the Tuscan countryside and has 2 swimming pools, one for the independent villa and the other for the flat.

They both enjoy fantastic views over the valley.

There is also a brick barbecue and an outdoor gazebo for dinners.

The location is ideal for getting to know Tuscany, visiting the art cities of Florence and Siena, enjoying fabulous views of the Chianti valley and tasting famous and fantastic local wines from Brunello di Montalcino to Nobile di Montepulciano.

It is possible to visit medieval towns rich in history such as San Gimignano, Pienza with its famous pecorino cheese, Montepulciano, Montalcino and the ancient thermal baths of Bagno Vignoni. Accommodation for those at the Arezzo Equestrian Centre.

The farmhouse is just a few kilometres from Florence, Siena and the Chianti region.

The Independent Villa is in the typical style of Tuscan houses, rustic, with terracotta and parquet floors. The house has an area of 150sqm, on two floors and can accommodate up to 8 people in 4 double bedrooms, 3 bathrooms with shower and 2 kitchens, one on the ground floor open to the living room with fireplace and the other on the first floor.

The flat is a portion of the house furnished in typical Tuscan style with terracotta and parquet floors.

The house has an area of 100sqm, arranged on two floors and can accommodate up to 5/6 people in 3 rooms. One with double bed and balcony, the other with double bed and the last single with sofa bed. 3 Bathrooms and 1 Kitchen on the ground floor open onto the living room.

To enhance the structure a private lake with the possibility of fishing

INFORMATION

Ref.	Toscana 026
Type	Sale
Category	Villa
Price	3,200,000.00
Annual Expense	
Year	
Energetic Class	E

NUMBER

Rooms	18
Bedrooms	10
Bathrooms	4
Balconies + Terraces	4
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	550
Garden	220000
Cellar	
Balconies + Terraces	37
Attic	
Tavern	
Box	



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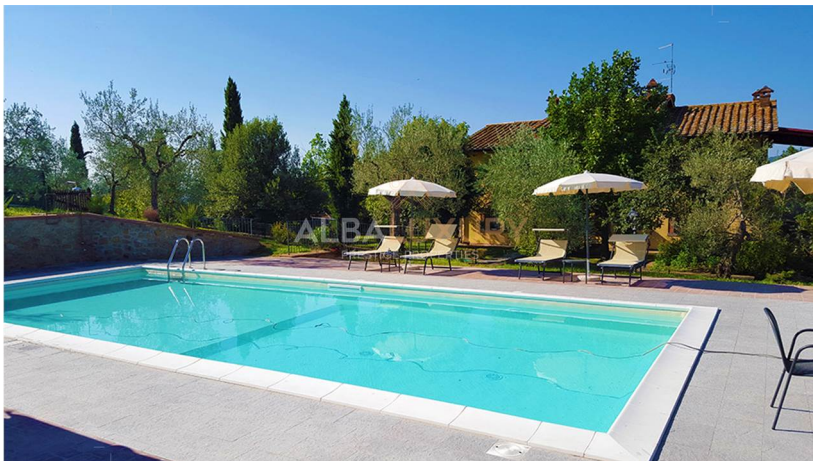
FEATURES

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	Boiler	Type of heating system	Radiator heating
Energy source	Oil Heating	Hot Water	Independent	Cooling	Split
Fixtures	Wood	Doors	Excellent	Floors Living Room	Tile
Floors Bedrooms	Parquet	Floors Kitchen	Tile	Floors Bathroom	Porcelain

ACCESSORIES

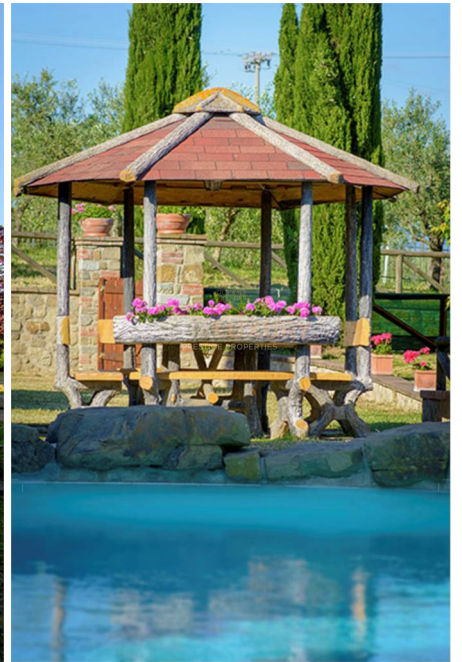
Antitheft	Air conditioning	Fireplace	Photovoltaic system	Separate entrance
Solar panels	Swimming pool			

IMAGES



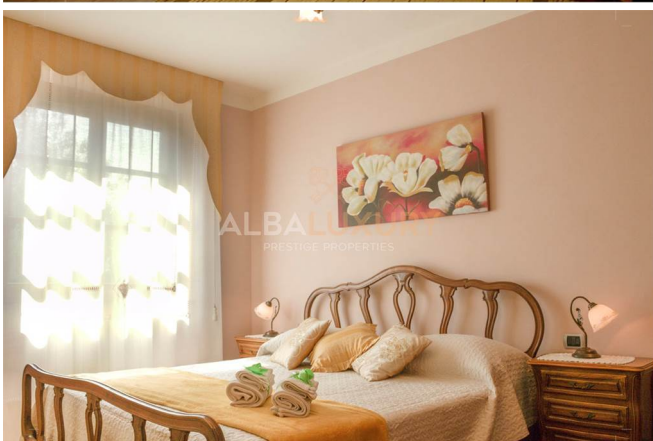


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