



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 grandi 15

Villa with cellar and stables in Tuscany

In the province of Arezzo we offer a luxury villa.
 It was built in 1921 within a private park of 10 hectares, olive groves and a magnificent 4-hectare vineyard.
 The property comprises 1000 sqm, a 330 sqm lemon house, a farmhouse and a stable.
 Internally, fine finishes, parquet, marble and spaces ideal for hosting ceremonies and events.
 The property has a magnificent turret where one can admire the Tuscan countryside, internally majestic staircases, wrought iron railings and large balconies with stained glass windows.
 The fountain characterises the property in its pleasant garden together with a delightful swimming pool.
 Trees and hedges protect the environment.
 To conclude the property we have a 250 sqm farmhouse and a stable.
 This magnificent now historical residence dates back to the early 20th century and is still the family residence today.
 Built in classic Art Nouveau style where elegance, refinement and style come together in a unique work.
 A wedding villa that offers a significant example of classic Art Nouveau where elegance, refinement and style come together in a unique work. A historic residence dating back to the early 20th century, still the family's residence today, it is the ideal setting for your wedding ceremony: the fairy lights in the park, fireworks and music will immerse you in a magical atmosphere. The villa's spaces for both indoor and outdoor receptions make it suitable at any time of year, giving you an absolutely unique setting to celebrate the crowning of your dream!
 Receptions and parties, with fairy lights in the park, fireworks and music!!!
 Thanks to the splendid gardens that overlook a breathtaking Tuscan panorama and thanks to an evocative and elegant "Winter Garden" located in front of the "Florentine Fountain" and the refined swimming pool, the structure offers guests tranquillity and relaxation.
 The structure is capable of seating more than 300 guests, suitable all year round either indoors or outdoors in an absolutely unique setting to celebrate the crowning of your dream.

INFORMATION	
Ref.	Toscana 036
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	1921
Energetic Class	G 218.21

NUMBER	
Rooms	35
Bedrooms	5
Bathrooms	4
Balconies + Terraces	3
Floor	
Car Space	
Box	

SQUARE METERS	
Commercial	1200
Garden	54000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

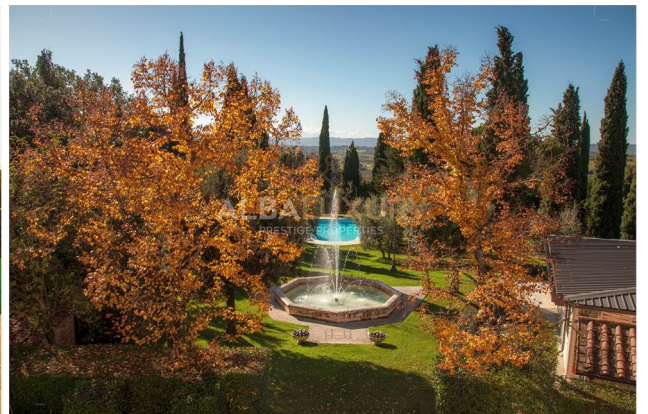
FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
Garden	Private	Furniture	Possibility	Heating Type	Boiler
Type of heating system	Radiator heating				

ACCESSORIES

Air conditioning	Fireplace	Electric gate	Double entrance	Solar panels
Swimming pool	Outdoor tables			

IMAGES



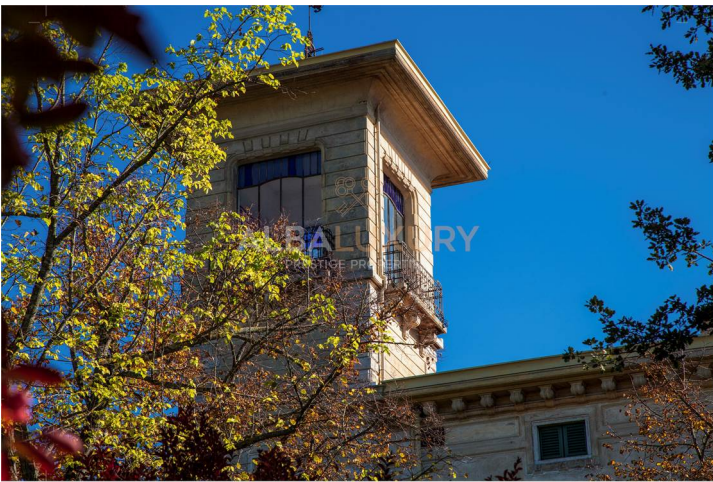


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



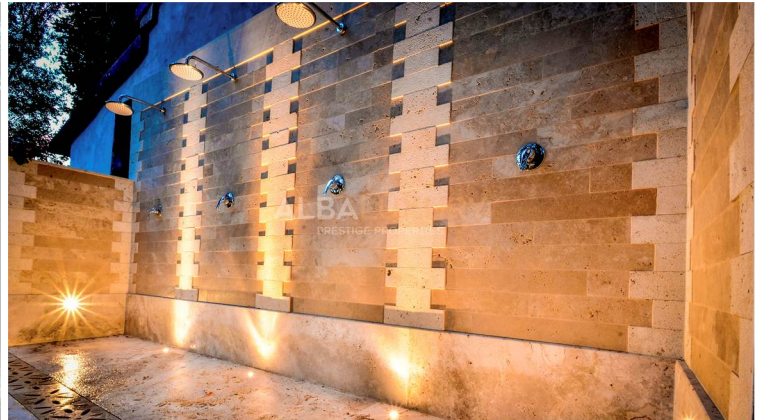


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



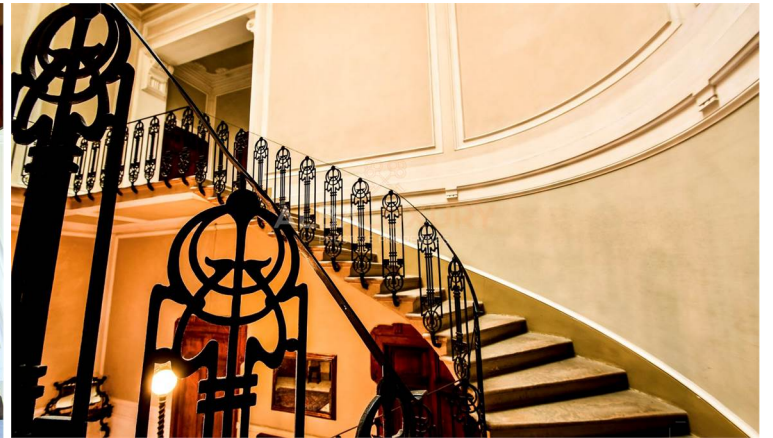
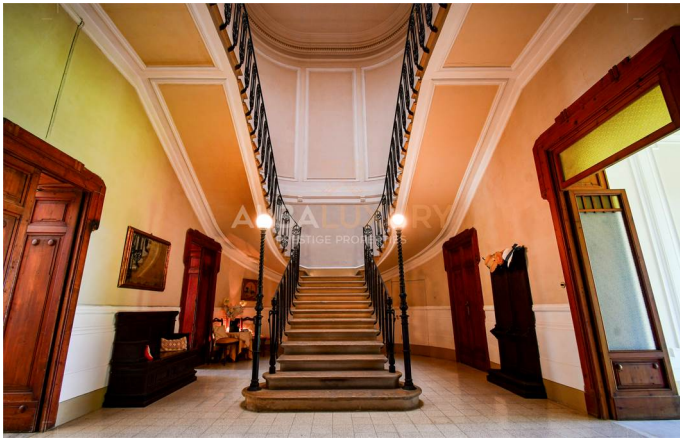


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



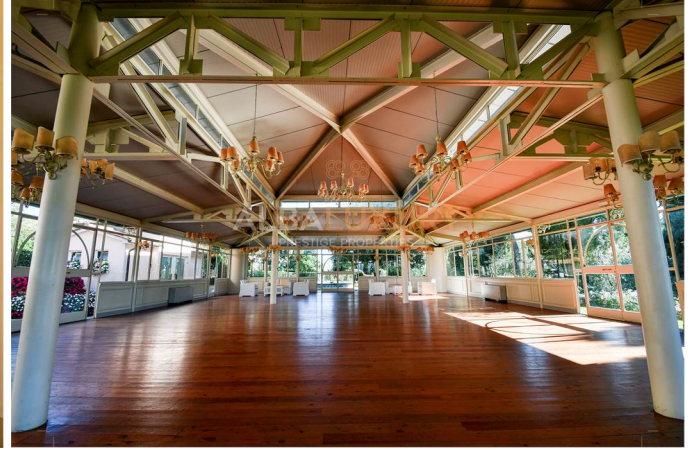


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



ALBALUXURY
PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT