



Category: Farmhouse

Location: Foiano della Chiana

Province: Arezzo

Rif: 373

Premises surface: 480

Price: 890.000,00

Reference: 373

N° bagni: 6

N° Camere: 5

Ancient country residence dating back to the late 1800s in the heart of Tuscany. The finely restored property consists of an elegant Villa, a brick farmhouse, 2 adjacent outbuildings, a park of mature trees and agricultural land of about 1.5 hectares. The manor Villa, renovated with the highest quality materials such as Florentine-style terracotta floors, vaulted ceilings, parquet floors and English ceramics in the bathrooms, is composed as follows: Ground floor: living room with original stone fireplace, kitchen, dining room, bathroom, utility room and technical room. On the first floor 4 double bedrooms, 3 of which with en-suite bathroom and a large room currently used as a storage that could be converted into a fourth bathroom. The farmhouse, which is located on the back of the Villa, is on two floors, on the ground floor it is used as a cellar and storage but is suitable for the conversion into an independent apartment; on the first floor, reachable by an ancient external staircase, there is an apartment with kitchen, large living room with fireplace and bathroom. In one of the two annexes the old bread oven has been recovered, on a side we find a nice kitchen, the other annex instead is used as a shed. The land included in the sale is about 1.5 ha with garden and secular park with mature trees mixed with a variety of roses, enchanting view of the historic center of Foiano della Chiana on the outside. Recently the owner has created a paddock with a horse stable. The property was completely renovated in 2015 with great attention and respect for the original building materials of the farmhouse, it is equipped with a LPG underfloor heating system, supported by a pellet stove and the water supply is from a well and mains water. Perfect both as a primary private residence and as a holiday home, in fact, the property is located in a truly strategic position, as from here you can reach all the most beautiful cities and places of interest in Tuscany in a few minutes. The property is only 2 km from the nearest town, Lucignano 6km, Cortona 18 km, Lake Trasimeno 29 km, Montepulciano 30 km. The closest airport is Perugia 60 km away.























































