

Rolling Hills

CHARMING ESTATES



Ref: TCR-007

Toscana - Arezzo - Foiano della Chiana

PRICE: 990.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 300.00 Mq

Bedrooms: 3

Bathrooms: 4

Swimming-pool: 0

Land: 5 ha

Stone farmhouse for sale in Foiano della Chiana, Tuscany.

Restored stone farmhouse for sale, located halfway between Foiano della Chiana and Lucignano.

The property sits in a scenic position and it is well connected to the main facilities.

It is composed of 3 bedrooms, 4 bathrooms, an outbuilding, a garage and 5 ha of plot of land.

The 200-sq.m house was completely restored in 2009 by using high quality materials and with attention to detail. It is divided into:

-Ground Floor: kitchen, dining room, bathroom, sitting room and utility room. There are also two large porticos.

- First Floor: 3 bedrooms and 3 bathrooms.

All the rooms are big, bright and provided with air conditioning.

ENERGY CLASS "G" EPI (Energy Performance Index) 180,76 kWh/sq. m year.

The property includes 2 outbuildings (50 sq. m each). One of them is a garage, while the other one is being completed and it is going to be a small guest apartment.

It is also possible to build another edifice (further 100/150 sq.m).

The plot of land is divided into 4 ha of arable land and 1 ha of fenced parkland with automatic irrigation system.

DISTANCES: The edifice is just 3.5 km (6 min) from Foiano della Chiana and Lucignano, about 20 minutes from Montepulciano and Pienza, 30 km (35 min) from Arezzo and 50 km (45 min) from Siena. The nearest airports are Perugia (60 km, 50 min), Florence (90 km, 1 h) and Rome (190 km, 2 h).

PLEASE NOTE: Rolling Hills estate agency mainly deals with the PROPERTY FINDER service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to info@rollinghillsitaly.com, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



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