

Rolling Hills

CHARMING ESTATES



Ref: TCR-066

Toscana - Arezzo - Marciano della Chiana

PRICE: 470.000,00

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

GENERAL INFORMATION

Surface: 160.00 Mq

Bedrooms: 3

Bathrooms: 2

Swimming-pool: 1

Land: 0.8 ha

Only 10 minutes walking distance from the oldtown of Lucignano, in Tuscany, for sale an amazing stone country house with 3 bedrooms, 2 bathrooms, 8000 sq.m of park with pool and an annex. The place is very quiet and with a great view, both ideal to spend holiday or to have a permanent residence.

The main outbuilding (130 sq.m) dates back from 1820, and is divided in two levels:

-On the ground floor there are a large open space kitchen with living room and fireplace, a bedroom with bathroom en-suite and a storage room.

-The first floor, with internal and external access, consist of 2 bedrooms, a bathroom and a large room with fireplace, now used as a living room, but can be also as a 4th bedroom.

The country house doesn't require any type of restauration work, it is in perfect condition, and the first floor is equipped with air condition too.

The property has also an annex of 30 sq.m, now use as a tool shed, and a carport.

ENERGY SUPPLY "G", IPE 298,88 KWH/M2 YEAR.

The park of 8000 sq.m.is completely fenced, and it has three wells and irrigation system.

DISTANCE: the nearest town, with all amenities, is only 1,5 km far. Lucignano (8 km. 13 min.)

Castiglion Fiorentino (12 km, 15 min) Arezzo and Cortona (22 km, 27 min). The Airport of Florence is 80 km (1h) far.

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!

