

# *Rolling Hills*

---

CHARMING ESTATES



Ref: TCR-085

Toscana - Arezzo - Foiano della Chiana

PRICE: 890.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 480.00 Mq

Bedrooms: 5

Bathrooms: 6

Swimming-pool: 0

Land: 1.5 ha

For sale luxury villa of 300 sqm. with 2 annexes dipped in Tuscan countryside. The property is composed of 5 bedrooms 6 bathrooms and 1,5 ha of land.

The main building has an extension of 300 sqm. and it is on 3 levels:

At the ground floor there is a spacious entry, a bright living room, a well equipped kitchen, a dining room, an enchanting living room, a bathroom and a laundry with technical room.

At the first floor there are a master bedroom with private bathroom and 3 bedrooms with 2 bathrooms.

The second floor is used as a crawl space.

Outside the villa there are 2 annexes. The one close to the main house (140 sqm) is on 2 levels:

At the ground floor there are: a spacious living room, a studio and a technical room.

At the first floor there is an independent apartment composed of a kitchen, an enchanting living room, a bathroom and a beautiful bedroom.

In the second annex (40 sqm.) there are a kitchen with direct access to the barbecue area and a storage.

The land around the house has an extension of 1,5 ha that is used as a garden and as arable land.

### STATE AND FINISHES

The property was completely restored in 2015 with great respect for the original materials, in fact inside the house there are wooden beams and terracotta floors.

### SERVICES AND UTILITIES

The house is provided with LPG underfloor heating system, assisted by a pellet stove and the water is supplied by the public water system.

### USES AND POTENTIALITIES

This property is both perfect as a first residence and as a holiday house, where you can chill out and spend quality time with friends and family.

### LOCATION

The property is located in a strategic position because from this location you can reach in few minutes the most beautiful towns in Tuscany and Umbria.

The house is located only 2 km from the nearest town, Arezzo and Montepulciano are only 30 minutes (30 km) far from the house, Lucignano 9 min. (6km), Cortona 20 min (18 km), Lago Trasimeno 30 min. (29 km).

The nearest airport is in Perugia 50 min (60 km).





Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)