

Toscana

Sinalunga

Ref. 5542: Charming Tuscan farmhouse with olive grove

Asking Price: € 650.000

Description

Halfway between the villages of Lucignano and Sinalunga, driving on a dirt road of about 1.7 km in the Tuscan countryside, we find for sale this charming country house of 228 m², with 2 apartments with independent entrances.

On the ground floor is the first apartment, in which there is a delightful kitchen with exposed stone walls, a dining room, a romantic studio overlooking the garden, a bedroom and a bathroom with shower that communicates directly with a small external annex of 21 sqm. It contains a studio.

On the ground floor there is a technical room, accessible both externally and internally, where the pellet and wood boiler is located.

The first floor, which is currently accessed by an external staircase and a panoramic terrace, has a large and bright open space with kitchen, dining and living room, 2 bedrooms and a bathroom with shower.

The apartments are currently separate, but it is possible to create an internal staircase and reunite the two units.

The property consists of 2.8 ha of land, including a 33 m² storage area, a lush orchard, an olive grove with about 100 olive trees, woodland and 1,526 m² of landscaped garden full of beautiful colorful flowers and ornamental plants.

CONDITION AND FINISHES

The property was bought by the current owners in 2006 and the renovation works were completed in 2018, giving the property a typical Tuscan style, but with a modern and elegant touch.

SERVICES AND UTILITIES

The heating system is connected to a wood and pellet boiler. Water is guaranteed by a well and a rainwater collection tank.

USE AND POTENTIAL

The farmhouse is perfect to use as a main residence, given its immediate proximity to services, or as a holiday home to enjoy with family and friends.

PLACE

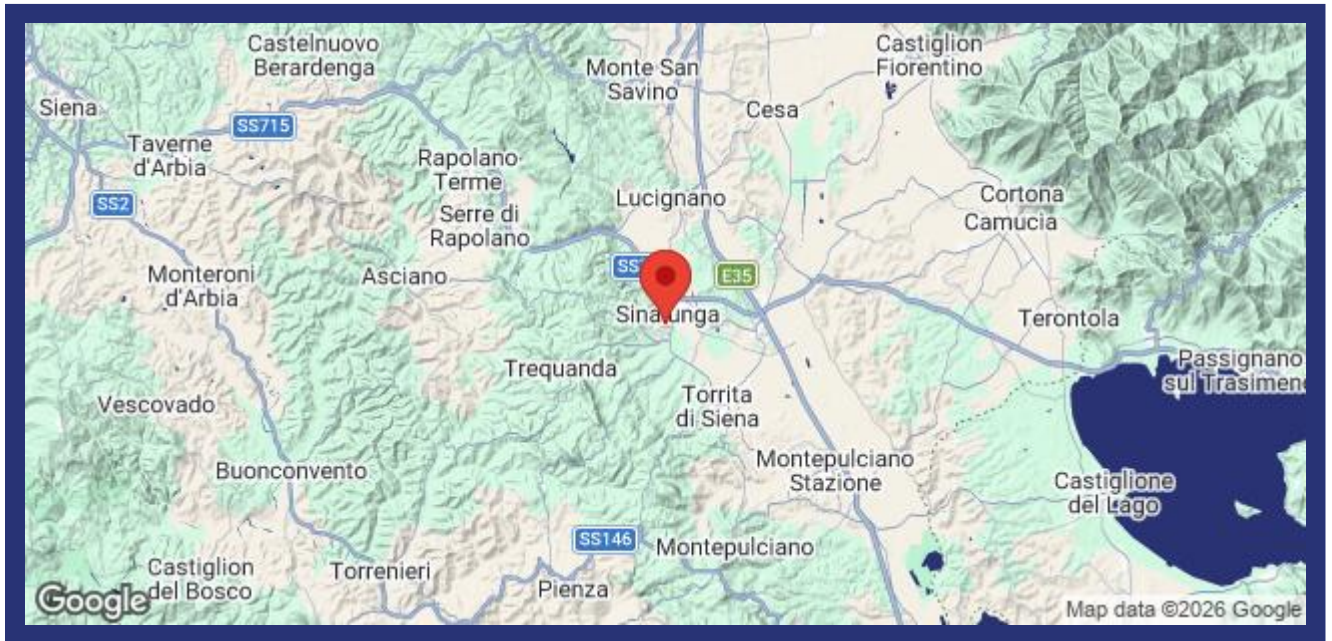
The property is just 2 km from the nearest amenities.

Lucignano 5 km (5 minutes), Sinalunga 10 km (10 minutes), Montepulciano 25 km (30 minutes), Cortona 30 km (35 minutes), Arezzo 30 km (35 minutes).

The nearest airport is Perugia 75 km (60 minutes).

Florence Airport 100 km (1 hour 20 minutes), Rome Airport 220 km (2 hours 20 minutes), Pisa Airport 170 km (2 hours).

Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5542
- Villa/Farmhouse
- Panoramic View
- 16 km to Lake
- 150 km to Sea
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Parking Space
- Asking Price: € 650.000
- Floorspace: 228 m²
- SQM Plot: 28000 m²
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Under negotiation

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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