Toscana

Chianciano Terme

Ref. 5400: Fantastic farmhouse consisting of a main house and a detached cottage with swimming pool and views of Chianciano Terme
Asking Price: € 950.000



Description

This beautiful property of 462 m². can be reached via a dirt road of 500 meters. in excellent condition and is located a stone's throw from the historic center of Chianciano Terme.
It consists of a main building of 398 m2. and an outbuilding of 64 m².

The main building, with three floors, has apartments, two in the basement with living room, bedroom and bathroom and another larger apartment on the ground floor and first floor of the building.

On the ground floor there is the living room, a bedroom, a bathroom, a wardrobe and a closet.
The first floor, accessible by an internal staircase, has a large living room with a stone fireplace, a kitchen with dining room, a small service bathroom and a bedroom with wardrobe and en suite bathroom.
The dependance, on the ground floor, consists of a living room with kitchen and two bedrooms with en-suite bathroom.
There is a garden of 2903 m2. and about 1.1 ha of land mainly used as an olive grove with 400 trees in production.
The swimming pool, with a fantastic view over the Tuscan countryside and the center of Chianciano, is 12x5 meters.

CONDITION AND FINISHES
The property was completely restored in 2011 by the current owners, preserving the typical Tuscan rustic style with wooden beams and terracotta floors and other traditional details.

SERVICES AND AMENITIES
The property has all utilities.
The heating is autonomous with LPG and there is also a pellet stove directly connected to the radiators.
The water supply is guaranteed by the private well of 110 meters deep and the municipal aqueduct.
There is also air conditioning and an electric gate.

USE AND POTENTIAL
The property, already in use as an agriturismo, is perfect for earning an income thanks to its convenient division into apartments, but also as a main residence and holiday home where you can invite friends and family to enjoy the tranquility of the countryside.

PLACE
The farmhouse is a 20-minute walk from the historic center of Chianciano Terme.
Other easily accessible destinations are Montepulciano (12 km), Pienza (22 km), San Quirico d'Orcia (30 km), Castiglione d'Orcia (35 km) and Castiglion Del Lago (25 km).
The nearest airports are that of Perugia, which can be reached in about 1 hour (70 km) and that of Florence in an hour and a half (145 km).
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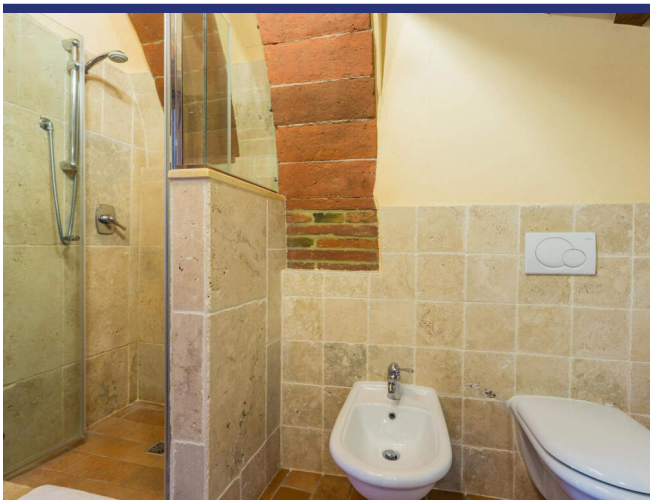





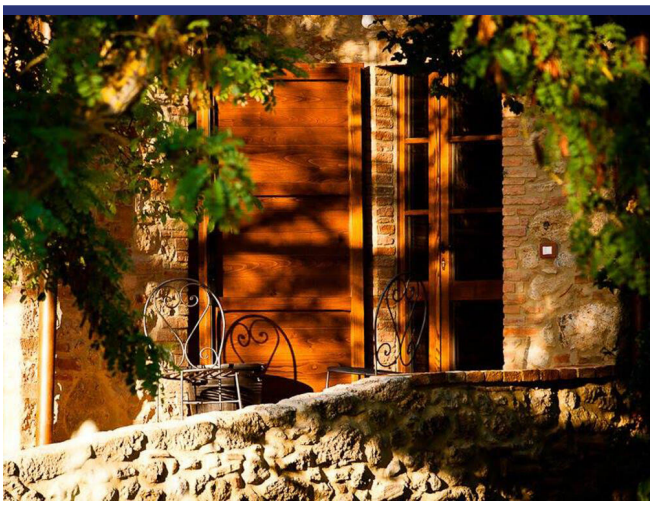





Location & Details



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

- Reference: 5400
- Villa/Farmhouse
- Panoramic View
- 25 km to Lake
- 120 km to Sea
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 950.000

- Floorspace: 462 m^2
- SQM Plot: 14300 m^2
- Bedrooms: 6
- Bathrooms: 7
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

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 a 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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