

# Toscana

## Chiusi

Ref. 5829: Farmhouse near Chiusi, Tuscany-Umbria border, with swimming pool and olive grove  
Asking Price: € 595.000



# Description

The beautiful farmhouse of 172.5 m2 has two floors and is composed as follows:

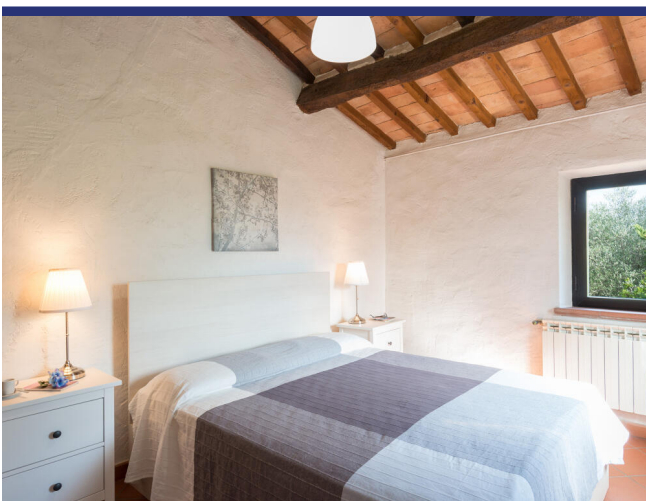
On the ground floor we find a hall, a rustic lounge, a kitchen with fireplace, a storage/laundry room, a hallway, 2 bedrooms, a bathroom with shower; the first floor is then accessible via an internal connecting staircase + further external stairs where there is a hall, 3 bedrooms and 2 bathrooms.

The house has a beautiful garden and approximately 100 olive trees and orchards, within which there is a beautiful swimming pool of 10x 5.5 with a unique panoramic view of Monte Cetona.

The farm is structurally in an excellent state of maintenance. The exterior consists of facades with visible brick and natural stone, the entire roof consists of wooden beams, insulation and tile covering. Inside we find ceilings with characteristic wooden beams and tiles, terracotta floors, wooden doors, aluminum windows with double glazing and external wooden shutters. The renovation, both structurally and in terms of internal finishes and systems, dates back to approximately 20 years ago: for this reason, today the property is in a perfectly habitable condition. The access road to the property is well maintained, easily passable at any time of the year, characterized by a beautiful avenue of cypresses and complemented by an external lighting system.

The renovated farmhouse is located in Tuscany, within the municipality of Chiusi, in a beautiful rural setting with a 360 degree panoramic view that extends from Monte Cetona to the Umbrian hills, not isolated from other surrounding houses, but with peace and privacy, easily accessible via approximately 1.5 km. dirt road and about 2 km. from the Chiusi Stazione shopping center with all its essential services, as well as the train station. Chiusi is a very important and lively center of commercial activity, due to the presence of the train station on the direct line Florence-Rome.

# Pictures



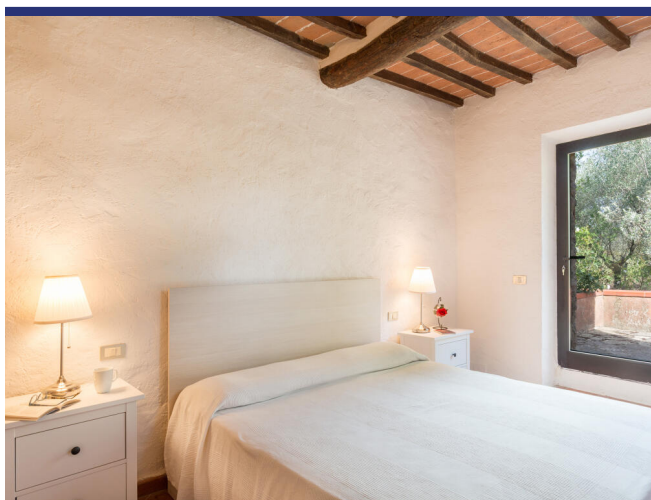


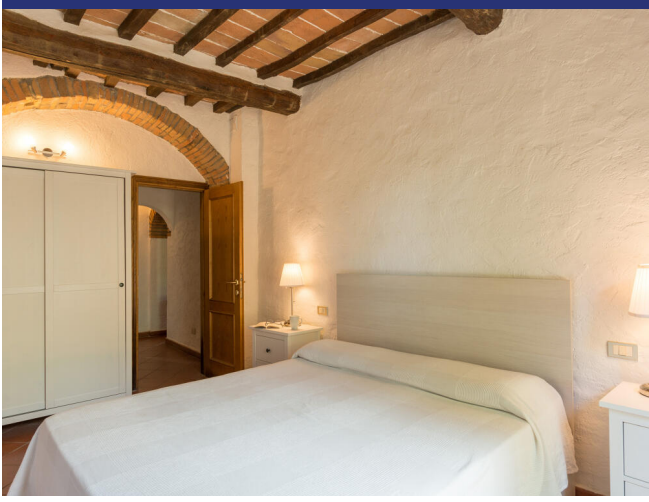
















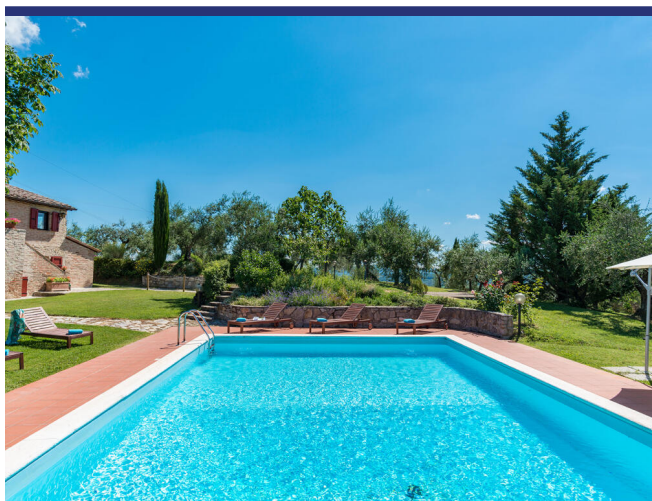






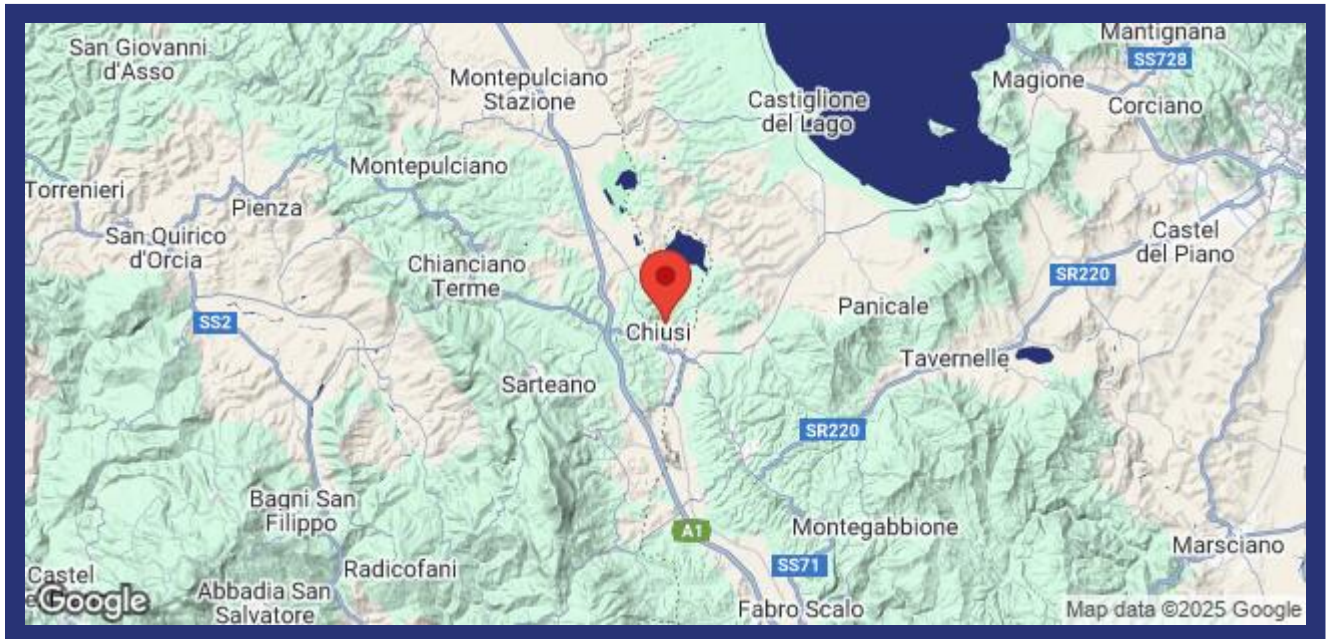








# Location & Details



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

- Reference: 5829
- Villa/Farmhouse
- Panoramic View
- 10 km to Lake
- 130 km to Sea
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 595.000
- Floorspace: 172 m<sup>2</sup>
- SQM Plot: 3550 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: sold under reserve



# 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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