

# Toscana

## Chiusi

Ref. 6101: Tuscan semi-detached farmhouse with 2 flats

Asking Price: € 300.000



# Description

In Tuscany, in the province of Siena, lies this charming part of a country house, immersed in a beautiful natural setting. The structure, with its typical red brick facades, is situated in a strategic position, a short distance from the main services and 7 km from the heart of Chiusi, with easy accessibility without unpaved roads.

The house has two flats, on the ground and first floor, with an area of about 70 sqm and about 60 sqm, respectively, plus about 60 sqm of attic space, most of which is usable and in excellent condition.

Internally, it is laid out as follows: On the ground floor, the entrance gives access to a cosy living room with fireplace and the kitchen diner. This floor is completed by a double bedroom with small en-suite bathroom, a shower room and the technical room. Moving to the first floor, we find the second flat, characterised by a bright living room-kitchen, a large bedroom and a small bedroom, ideal for families or guests, as well as a furnished bathroom with bathtub.

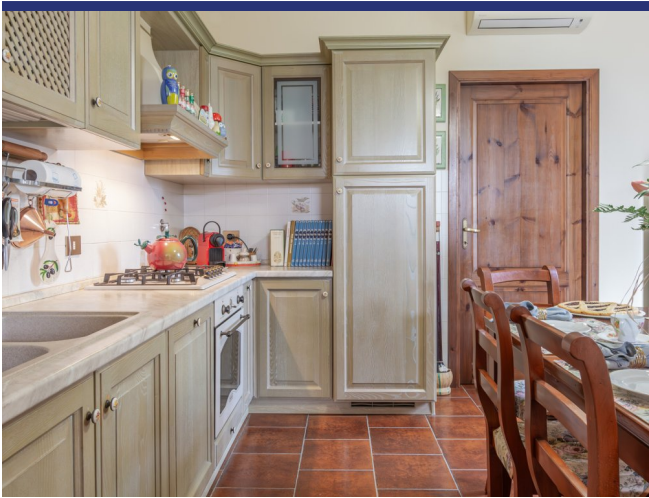
On the second floor, which can be reached via a spiral staircase, are the attic spaces, in excellent condition and well-lit by windows and a skylight, and therefore perfect to use as a hobby room or in general as multi-purpose rooms. The part of the farmhouse is surrounded by a private courtyard where there is also a wooden building of about 20 square metres, an ideal space for dining and relaxing with family and friends. Part of the land has beautiful olive trees that produce great oil, adding an authentic touch to this corner of Tuscan paradise. The tranquillity of the place, combined with the beauty of the surrounding landscape, makes this house a godsend for those looking for a place to retreat away from the city and daily chaos, without giving up the convenience of services.

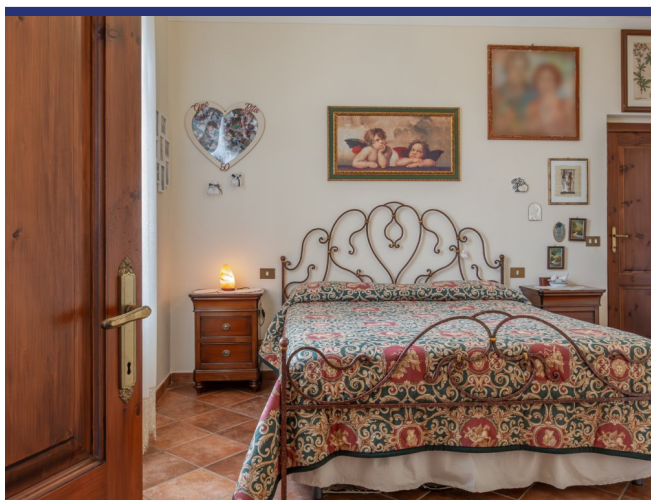
The property is located in the municipality of Chiusi (SI), just 7 km from the city centre and 3 km from a large shopping centre. There is also a supermarket less than 1 km away and thus within walking distance, for all daily needs. The location offers opportunities for trips to nearby tourist destinations. Perugia airport is about 60 km away, while Florence airport is about 120 km. The nearest train station, Chiusi, is just 8 km away, making cities like Rome and Florence easy to reach. The access road is paved and the area is very quiet.

# Pictures



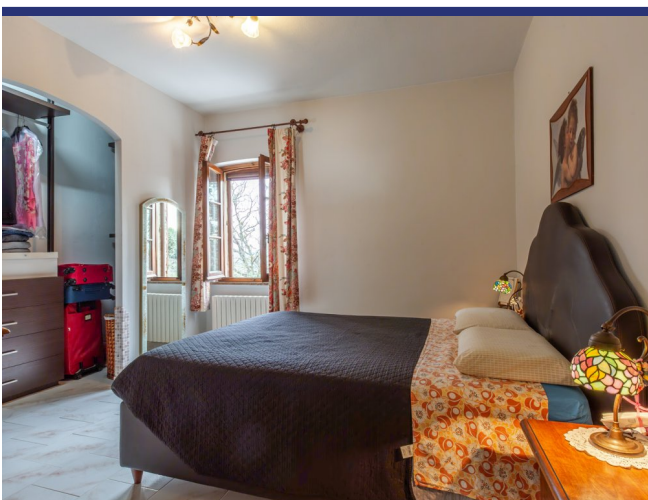


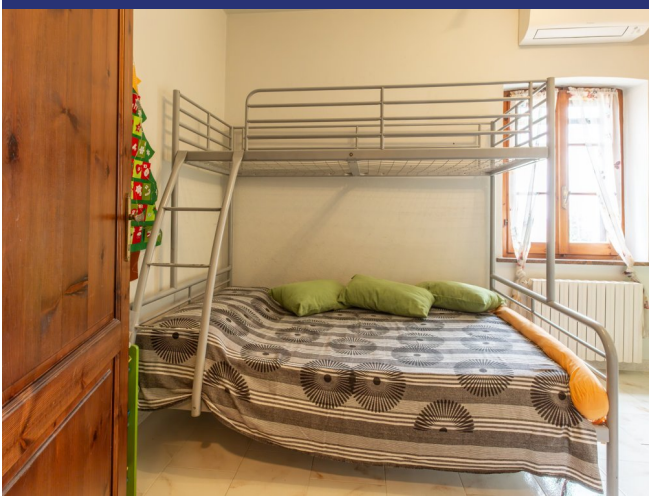














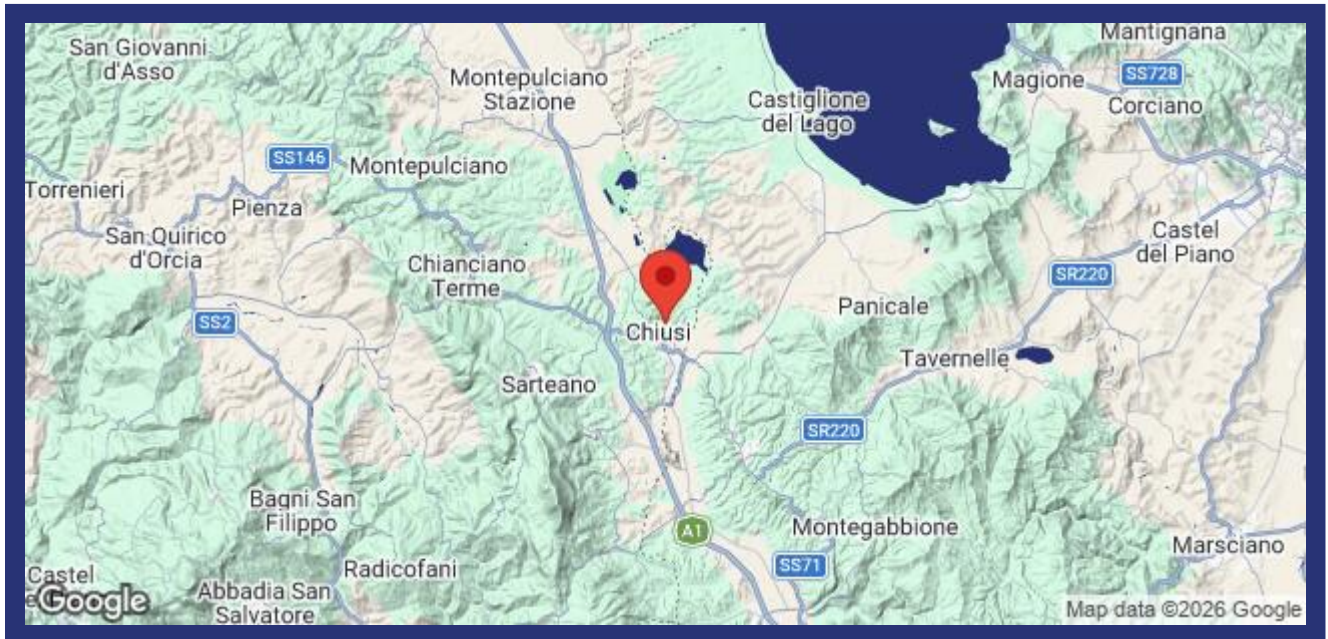








# Location & Details



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

- Reference: 6101
- Villa/Farmhouse
- Panoramic View
- 10 km to Lake
- 140 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Guesthouse: Yes
- Asking Price: € 300.000
- Floorspace: 135 m<sup>2</sup>
- SQM Plot: 1000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 3
- 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 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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