

# Toscana

## Civitella della Chiana

Ref. 5575: Detached farmhouse with swimming pool, 2-3 bedrooms, panorama, optimal accessibility.  
Asking Price: € 485.000



# Description

Charming Tuscan country house with swimming pool (6 x 11 mt.) in a great location. The house has all the most sought-after features: optimal privacy, close to a village, good accessibility (only 700 mt with excellent access to the strada bianca), ideal size of the plot with a flat garden, restoration done in typical Tuscan style, beautiful panorama, energy-saving installations such as PV installation and solar boiler etc.

The practically arranged house has a large L-shaped living room on the ground floor, which is divided by 2 brick arches into a dining area with serving hatch to the kitchen, a spacious sitting area with patio doors to the veranda and a second sitting area with a fireplace. This last room can possibly become a third bedroom. Furthermore, the ground floor has a bathroom and a small space for washing machine and electric water heaters.

An elegant and characteristic wooden staircase leads to the upper floor with 2 spacious bedrooms (one with bathroom en-suite) and a central bathroom with bathtub.

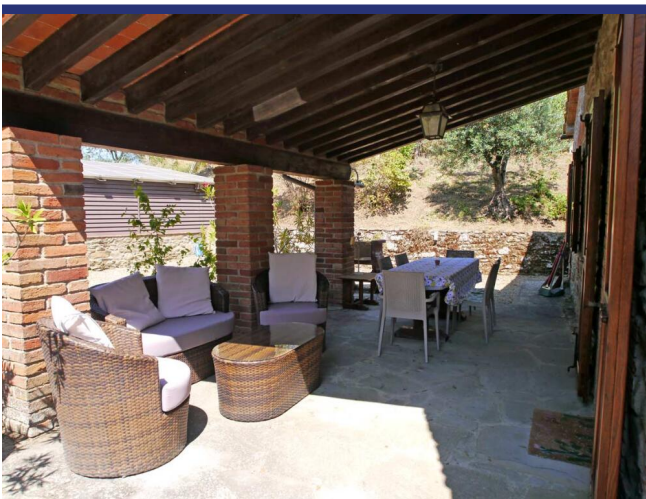
There is ample light in all rooms through windows with chestnut frames and shutters, the floors are in typical terracotta and, together with the beamed ceilings, provide the well-known Tuscan atmosphere.

The plot is completely fenced with a large gate at the entrance. On the south-southeast side is the largest part with the swimming pool, on the north-west side are the veranda, a second piece of garden and a storage room/garage. The house is equipped with a 4.5kW PV installation and solar panels for hot water. A well provides the water supply. A Wi-Fi antenna can be installed. The general state of maintenance is fine, the house is absolutely habitable.

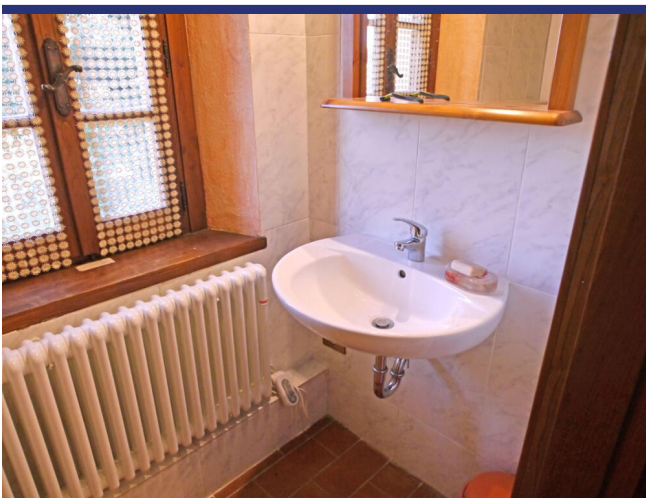
An exceptionally interesting object in an often requested price range!

Location: Civitella val di Chiana is a beautiful medieval village with special views. Thoroughly Tuscan and accessible from the house over a beautiful strada bianca of approximately 3,5 km. An enchanting location for a dinner on a warm summer evening. On the other side, the strada bianca leads to the characteristic hamlet of 'Albergo' (approx. 700mt) from where a paved road leads in a few minutes to the larger town of Monte San Savino, the auto-strada Firenze - Arezzo - Perugia and the beautiful city of Arezzo . Civitella is located on the edge of the Chianti Classico region, but therefore has a particularly good accessibility. Florence can be reached in about 45 minutes.

# Pictures

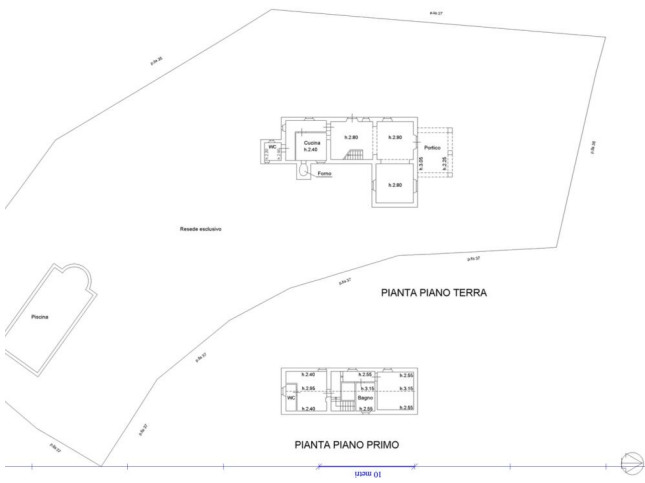














Ref. 5575 Civitella della Chiana

# Location & Details



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

- Reference: 5575
- Villa/Farmhouse
- Panoramic View
- 80 km to Sea
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: To be realised
- Pool: Yes
- Asking Price: € 485.000
- Floorspace: 140 m<sup>2</sup>
- SQM Plot: 1700 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- 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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