Toscana

Marciano della Chiana

Ref. 6043: Rustic Tuscan stone family farmhouse with 4 bedrooms near village
Asking Price: € 750.000



Description

Rustic 484 sqm stone farmhouse in Marciano della Chiana, with 4 bedrooms, 3 bathrooms and a 1,560 sqm garden with a small pond.

Immerse yourself in the beauty of the green Tuscan countryside. Can you see yourself living in this charming 484 sqm stone farmhouse, located a stone's throw from the main amenities.
The two-storey house, offers a combination of elegance and comfort.

On the ground floor you will find a large garage with its own entrance, a bright living room opening onto a fitted kitchen and a dining area, creating an ideal space for conviviality and relaxation.
A bedroom and bathroom can also be found here, perfect for guests or everyday life.
Moving up to the first floor, accessible via internal or external stairs, you will discover a kitchenette, a spacious living room and a dining room.

Also located here are a bedroom with en-suite bathroom, two additional bedrooms and a second bathroom, providing ample space for family and friends.
The farmhouse surround has a beautiful garden of 1,560 m2, with an adorable pond and the ruins of an old tobacco drying shed, the volume of which can be used to make an annex.
This is a unique opportunity to live in a place where history and the beauty of nature are intertwined, creating an atmosphere of peace and harmony.

CONDITION AND FINISHES
The farmhouse was bought in the late 1990s and completely renovated, using high-quality materials typical of the rustic Tuscan tradition.

SERVICES AND UTILITIES
The property is equipped with a water supply and an LPG heating system, ensuring comfort and convenience in any season.

USE AND POSSIBLE USE
The farmhouse is perfect to use as a main residence and as a second home, where you can spend unforgettable moments with friends and family in the beautiful Tuscan hills.

LOCATION
All major amenities are 3 km (2 minutes) from the farmhouse.
Lucignano 10 km (15 minutes), Castiglion Fiorentino 10 km (10 minutes), Cortona 20 km (25 minutes), Arezzo 20 km (30 minutes).
The nearest airport is Florence, 100 km (1 hour).
Rome airport 230 km (2 hours and 20 minutes), Pisa airport 165 km (2 hours).

Pictures



























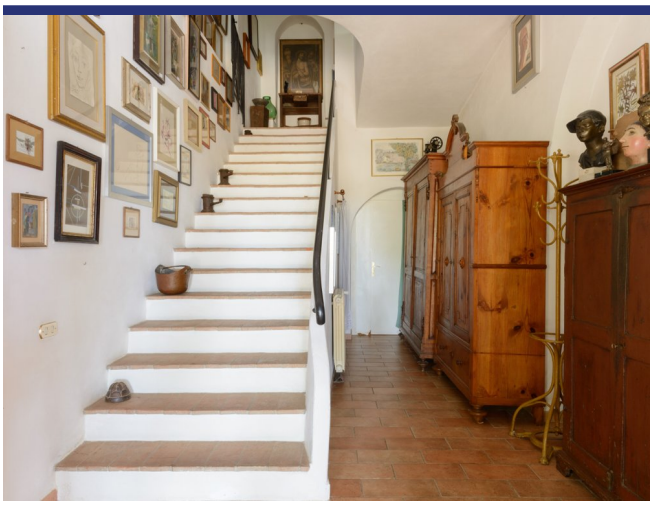


















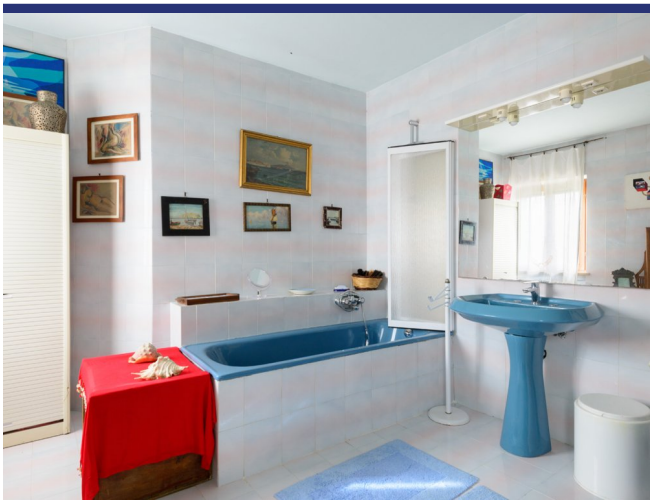


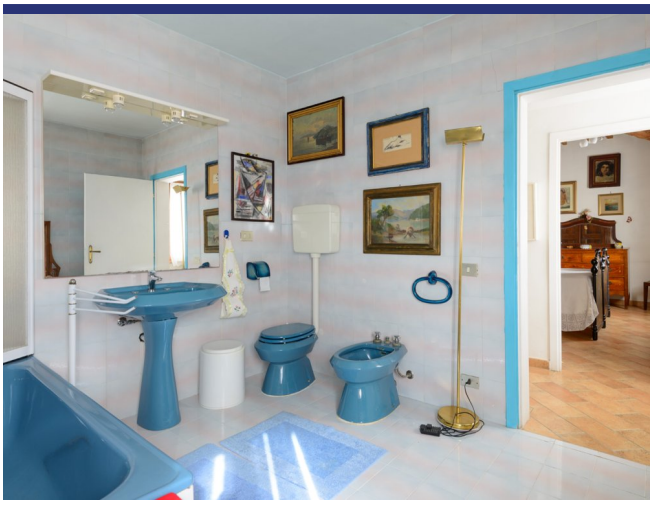






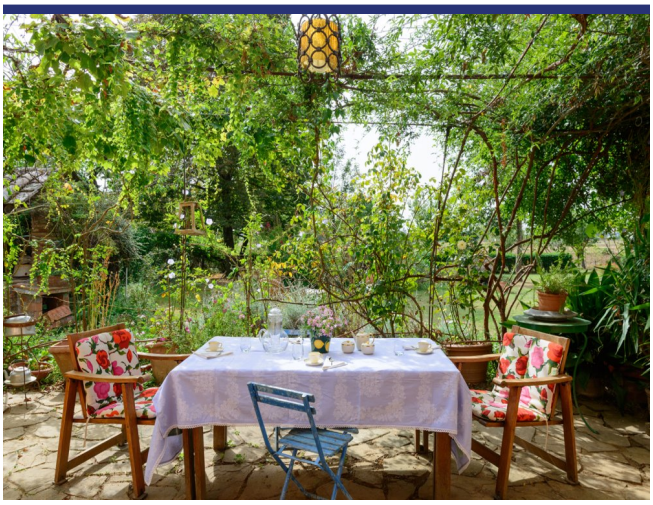












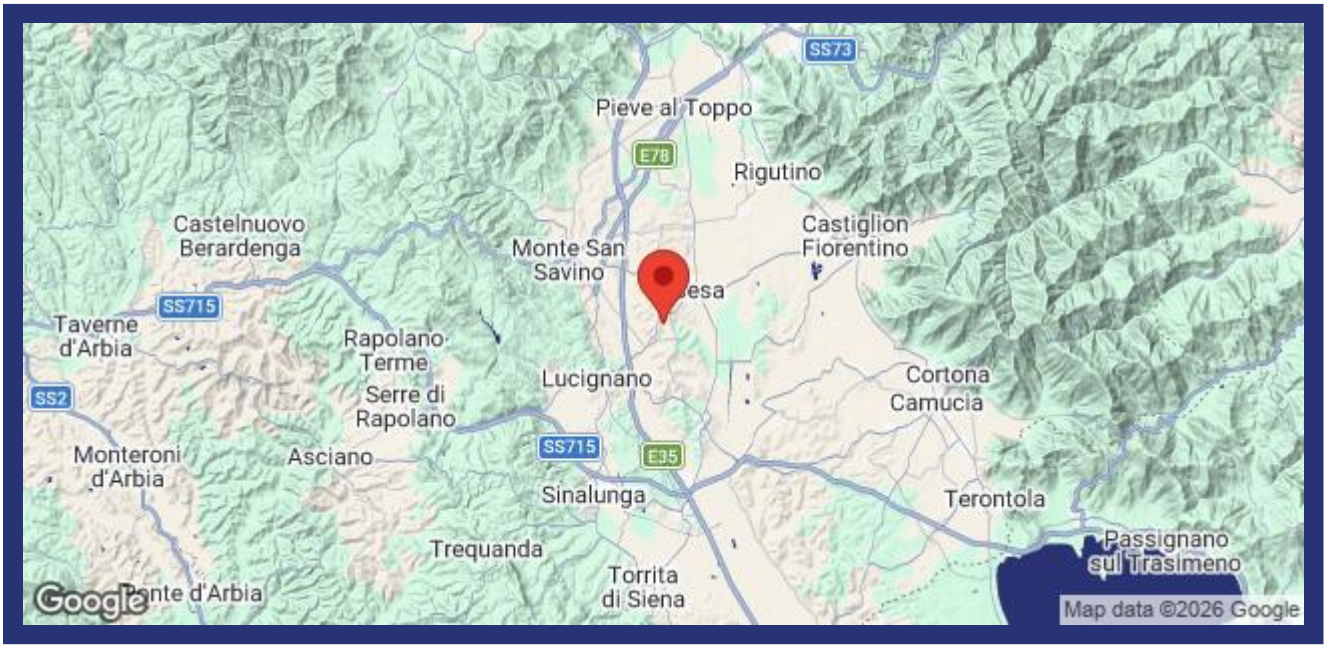








Location & Details



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

- Reference: 6043
- Villa/Farmhouse
- Panoramic View
- 30 km to Lake
- 120 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Asking Price: € 750.000

- Floorspace: 484 m^2
- SQM Plot: 1560 m^2
- Bedrooms: 4
- 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 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.