



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Pergine Valdarno - Large 18th century villa with garden and pool | Real estate Tuscany



IT-1402-KA

Panoramablick
52020 Pergine Valdarno
Italy



Data overview

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| Type of property | House |
| Kind of property | Country-/Farmhouse |
| Postcode | 52020 |
| Country | Italy |
| City | Pergine Valdarno |
| Additional geographical information | Arezzo |
| Living space | approx. 800 m ² |
| Number of rooms | 16 |
| Plot size | approx. 7.500 m ² |
| Number of bedrooms | 10 |
| Number of bathrooms | 6 |
| Asking price | 700.000,00 € |
| Brokerage | for the buyer 3,66 % incl. VAT |
| Condition | Well maintained |
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Description

Villa built in 1700 with large garden, courtyard, outdoor areas of about 7500 m² and swimming pool in the municipality of Laterina-Pergine Valdarno in the province of Arezzo.

The farmhouse is divided into 5 flats, all with independent entrances, as follows:

1 - main flat on two levels with a surface of about 400 m² (it can easily be divided into two smaller flats according to needs); on the ground floor large hallway, living room, dining room, kitchen with large French door, loggia about 38 m², laundry room, bathroom.

On the first floor there are 3 bedrooms, a large living room with stone fireplace, a large kitchen, 2 bathrooms and a utility room.

The tower on the upper floor has an area of approx. 38 m² and can be used as a bedroom or study.

2 - Ground floor flat of approx. 100 m² consisting of living room with kitchenette, 2 bedrooms and bathroom.

3 - First floor flat of approx. 80 m² consisting of living room, kitchen, 2 bedrooms and bathroom.

4 - Ground floor flat of approx. 110 m² consisting of living room, kitchen/dining room, 2 bedrooms, bathroom and storage room.

5 - Ground floor flat of approx. 53 m² consisting of kitchen/dining room, 1 bedroom, bathroom and storage room.

All flats have independent heating via LPG boiler.

The total area of all flats (including the main flat) is approx. 800 m² gross plus a large garage of 42 m².

The farmhouse has a large garden/ courtyard with a swimming pool of mt. 8x15 with a depth of 1.30-3.00 metres, brick barbecue with oven, historical oven in the loggia, two wells in addition to the municipal water supply, automatic irrigation, outdoor lighting, automatic gate, completely fenced plot.

The complex was renovated in 1992, it needs some maintenance.

Access to the property via a short private road in good condition; municipal road in

the immediate vicinity; services and shops in the immediate vicinity.

Ideal structure to carry out accommodation business.

Location

Pergine Valdarno, Arezzo, Tuscany.

City of Arezzo approx. 25 minutes, Florence 1 hour, Siena 1 hour - Motorway exit "Arezzo" approx. 20 minutes, Motorway exit "Valdarno" approx. 22 minutes.



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Your contact person

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