



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Villa with large garden and well, annex and swimming pool | Real estate Tuscany



IT-1085-KA

Panoramic view

52028 Terranuova Bracciolini

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	52028
<b>Country</b>	Italy
<b>City</b>	Terranuova Bracciolini
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 520 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 30.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	495.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Villa with large garden, annex and swimming pool, 3 hectares of land !

The property consists of a large living room, kitchen, study, bedroom with walk-in wardrobe, two bathrooms, utility room and large attic room on the first floor.

In the basement is the cellar and the garage with approx. 80 sqm.

Adjacent to the house is the annexe with kitchenette, sleeping area, bathroom and storage area.

The total area is approx. 520 sqm gross and is divided as follows: Living area 158 sqm plus entrance loggia, attic with an average height of 1.80 metres. Here there is a single open room (divisible) with an area of 163 sqm, basement with garage and cellar 163 sqm, annex 32 sqm.

The property includes approx. 3 hectares of flat land.

Miscellaneous:

Access road in good condition, 6 kW photovoltaic system, well, automatic gate.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Terranuova Bracciolini



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**Your contact person**

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