Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Sinalunga ! Typical Tuscan farmhouse in the hills of Sinalunga I Real estate Tuscany



IT-TCR354-KA

Panoramic view
53048 Sinalunga
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	53048
Country	Italy
City	Sinalunga
Additional geographical information	Siena
Living space	approx. 126 m^2
Number of rooms	5
Plot size	approx. 15.000 m^2
Number of bedrooms	3
Number of bathrooms	2
Asking price	500.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained

Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

Located in a highly panoramic area, this property offers an ambience of tranquillity and harmony with the surrounding nature.

The farmhouse, renovated and built in 1900, is on two floors and is immersed in a plot of over 15,000 square metres, including an olive grove.

Outside, the garden is characterised by large green spaces and a breathtaking view of the Val di Chiana. The independent entrance allows direct access to the property, via an asphalt and dirt road, for only a few metres.

Internally, we find on the ground floor a cosy open kitchen, a bright living room with fireplace, two bedrooms and a bathroom, offering a warm and convivial atmosphere. In the basement, on the other hand, we find a large tavern with access to the garden, a laundry room and a bedroom and bathroom (the latter to be completed).

There is a cooling system and the predisposition for the installation of a heating system (because to date it is only used as a summer residence or tourist rental), helping to ensure comfort in all seasons. The modern facilities have been renovated, making the property immediately habitable.

The property's strategic location allows easy access to local amenities, such as schools and shops, in less than one kilometre. In addition, there are leisure facilities, such as nature parks and riding schools, within easy reach.

This is an opportunity to be grasped, for those who want a retreat immersed in nature, without giving up the convenience of services.

The property presents a restored state of conservation, with work carried out around the year 2000. The finishes, visible in the pictures, reflect a high quality, maintaining a classic and cosy character.

The exterior is characterised by a good degree of finish, made mainly of stone, giving it a rustic but neat appearance. Attention to detail is evident, with good quality fixtures and fittings, giving a rustic charm to the farmhouse. The outdoor spaces are well cared for, fostering a pleasant and relaxing environment.

The interior shows a functional and rational layout, with well-distributed spaces, presenting well-kept finishes, creating a harmonious flow in the rooms.

The terracotta floors add warmth to the rooms and are well maintained. The walls

and ceiling show good maintenance, with paint in excellent condition, keeping the atmosphere cosy.

The garden and outdoor spaces are well designed, inviting relaxation and conviviality, while a swimming pool would be an opportunity to be seized to further enrich the environment. Overall, the property therefore presents itself with livable and welcoming spaces ready to be lived in.

This is an opportunity to be grasped, for those who want a retreat immersed in nature, without sacrificing the convenience of services.

This charming country house offers multiple opportunities. With three bedrooms and two bathrooms, it is ideal as a first home to live in tranquillity. The interior layout is functional and rational, creating a comfortable environment. There is a large kitchen and living room, perfect for convivial moments.

The property is also suitable for tourist use, as a B&B facility, thanks to its location in an attractive area, just a few kilometres from essential services such as shops and schools.

The investment potential in this area makes the property an opportunity to be seized.

For more offers please consult our web site www.real-estate-italy.com.

Location

Sinalunga

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Nicole Siedersberger-King
Lierstraße 8
80639 München
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