



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# High-quality renovated farmhouse with pool and 35 hectares of land, olive grove | Real estate Tuscany



IT-TCR361-KA

Panoramic view

52041 Civitella In Val Di Chiana

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	52041
<b>Country</b>	Italy
<b>City</b>	Civitella In Val Di Chiana
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 420 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 34.589 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Asking price</b>	1.490.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Refurbished
<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

Nestled in the green embrace of the Tuscan hills, in the municipality of Civitella in Val di Chiana, this splendid farmhouse represents the perfect encounter between rustic charm and contemporary comfort.

A cosy retreat where nature, privacy and authenticity come together in a harmonious balance.

Arranged on two levels, the farmhouse opens with a large entrance hall leading to the bright living room, the convivial heart of the house, where every detail tells a story of warmth and hospitality, complete with a fabulous fireplace, which will undoubtedly be the centre of social activities for the family and your guests. The dining room, overlooking the garden, is adjacent to a functional and well-equipped kitchen, designed to welcome convivial moments with family or friends. Completing the ground floor is a versatile bedroom/study and a service bathroom.

On the upper floor, the intimate warmth of a sitting room introduces the sleeping area: three bedrooms, each with a distinct identity. Two of these boast an en-suite bathroom and one also has an additional wardrobe space (or children's room), while the third has a bathroom on the same level as the staircase. All rooms are designed to ensure maximum comfort and privacy for each family member or guest.

Outside, the manicured garden is enhanced by a 10x5-metre swimming pool, an ideal refuge for relaxing while enjoying the view of the surrounding rolling hills. In one corner of the garden there is a terrace perfect for dining al fresco or for an aperitif in complete tranquillity, with an enchanting view over the valley and the village of Civitella in Val di Chiana perched on the hilltop in front.

This is completed by an annex used as a garage and technical room, functional and well integrated into the rural context.

The property covers almost 35 hectares, of which approximately 2 hectares are fenced in. The remaining land is largely wooded, guaranteeing absolute peace and privacy, as well as an olive grove with more than 100 olive trees, representing a combination of agricultural tradition and the authenticity of the surrounding landscape.

### STATE AND FINISHING

A skilful renovation has created interiors that are relaxing and pleasing to the eye:



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charming interior arches, terracotta floors and exposed wooden beams dominate the scene.

The window frames have all been made of wood with double glazing.

Outside, the garden and pool area are well maintained and rich in ornamental plants and hedges.

### SERVICES AND UTILITIES

The farmhouse is equipped with a 9 kW electric current system, an LPG heating system with boiler, assisted by a boiler for hot water with a 200 l storage tank and an air conditioning system for the living room and bedrooms.

The water supply is guaranteed by a property well that is also connected to an automatic irrigation system for the garden, which ensures the maintenance of the greenery even in the hottest months.

Internet connection via radio or satellite is available.

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## Location

Civitella Val di Chiana



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### **Your contact person**

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