



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Luxury modern property with 2 guesthouse, pool and spa | Real estate Italy



IT-TCR398-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. 450 m <sup>2</sup>
<b>Number of rooms</b>	12
<b>Plot size</b>	approx. 13.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Asking price</b>	949.000,00 €
<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

Located in Terranuova Bracciolini, this estate composed of four independent buildings plus a semi-detached villa has been conceived with a bespoke approach, featuring refined materials, meticulous detailing and spaces designed to enhance every experience. Two separate entrances ensure maximum privacy, making the property ideal as a private residence or a high-end investment.

At the entrance stands a contemporary design guesthouse of approximately 90 sqm, an open-plan layout with kitchen, dining area, living room, bedroom and bathroom, illuminated by large floor-to-ceiling windows that maximise natural light. The private garden with patio offers the perfect setting for outdoor living. Next to it is a building dedicated to fitness, complete with a fully equipped gym and bathroom. A glass pavilion hosts the spa, featuring a sauna, whirlpool tub, TV and surround-sound system, while the grey-stone pool provides an ideal place for relaxation.

The 270-sqm semi-detached villa is the heart of the property. On the ground floor, a bright winter garden opens into a spacious contemporary open-plan living area where a designer kitchen interacts with a spectacular glass wine cellar holding up to two thousand bottles.

The dining room for ten guests, the elegant guest bathroom and the cosy living area complete the space. On the first floor, the master suite is complemented by a spa-inspired bathroom with bathtub and walk-in shower. The private terrace offers an exclusive outdoor living area with open views.

Completing the estate is a second independent 50-sqm guesthouse, renovated in contemporary style and arranged over two levels, with a modern kitchen on the ground floor and a bedroom with en-suite bathroom upstairs, ideal for guests or tourist rentals.

The property also includes approximately one hectare of land, featuring a well-maintained garden designed for optimal outdoor living.

The property is in impeccable condition following a complete and recent renovation carried out with a contemporary and highly bespoke approach. Each space features premium materials, custom craftsmanship and unique high-value design pieces, selected to create a modern, cohesive and sophisticated aesthetic.

The property is fully serviced and equipped with a photovoltaic system and solar thermal panels, with an electric heating system. Water supply is guaranteed by two wells, while access is secure and convenient thanks to an electric gate.

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



## Location

The property is located about 2 km from San Giovanni Valdarno and 10 minutes from Terranuova Bracciolini. Nearby towns include Montevarchi (10 km, 10 min), Figline Valdarno (10 km, 15 min), Arezzo (40 km, 35 min), Florence (50 km, 50 min) and Cortona (55 km, 50 min).

The nearest airports are: Florence Airport (60 km, 50 min), Perugia Airport (120 km, 1 h 20 min), Pisa Airport (130 km, 1 h 30 min) and Rome Airport (250 km, 2 h 40 min).



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**Your contact person**

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