



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Monte San Savino ! Beautiful portion of a 2 level farmhouse, possible pool | Real estate Tuscany



IT-TCR394-KA

Panoramic view  
63065 San Savino  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	63065
<b>Country</b>	Italy
<b>City</b>	San Savino
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 195 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 3.600 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	550.000,00 €
<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

Beautiful two-level portion of villa with two bedrooms and two bathrooms in Monte San Savino, Arezzo.

This portion of a country house, newly built in 2013 and arranged over two levels for a total of about 195 sqm, is located a short distance from the village of Monte San Savino.

The ground floor includes the entrance, a very spacious and bright living area with French doors to the garden, a kitchen with dining area, the technical/laundry room, one bedroom and a service bathroom.

The first floor hosts a master bedroom with en-suite bathroom and a room used as a walk-in wardrobe.

Outside, a 17 sqm porch is perfect for outdoor dining during the milder months.

There is also a tool shed, a 25 sqm carport and a 3,607 sqm garden already equipped with the necessary connections for a possible swimming pool.

Built in 2013, the property is fully earthquake-resistant and features a stone exterior with rock-wool insulation.

The interiors blend Tuscan tradition with contemporary elements: exposed beams and terracotta tiles combine with elegant bleached oak parquet flooring.

Windows are wooden with aluminum shutters and double-glazed insulating glass for improved energy efficiency.

The property is fully serviced. Heating is autonomous, methane-powered and underfloor, with thermostats in every room.

Water is supplied both by the municipal water-supply and by a 20-meter well used for garden irrigation, which features an automatic system and dusk-activated perimeter lighting.

Air conditioning with heat pump (installed in 2024) is present in the upstairs bedroom and living room.

The alarm system, connected to video surveillance, includes both perimeter and volumetric sensors.

An electric gate and full property fencing complete the equipment.

This portion of a country house is ideal both as a primary residence and as a second home, perfect for relaxing away from the city.

Its location and features also make it suitable for tourist-accommodation use.

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



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## Location

### Monte San Savino

The house is about 3 km from Monte San Savino, close to all main services and the Montagnano expressway access. Lucignano is 10 km away, Castiglion Fiorentino 15 km, and Arezzo 20 km.

The nearest airports are Perugia and Florence, both reachable in about one hour by car.



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**Your contact person**

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