



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Beautiful country villa in a panoramic  
location surrounded by vineyards and  
olive groves, pool



IT-TCR428-KA

Panoramic view  
52021 Bucine  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	52021
<b>Country</b>	Italy
<b>City</b>	Bucine
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 293 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 4.680 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	790.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % 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

Charming estate with a swimming pool and olive grove in a stunning panoramic location, surrounded by vineyards, and olive groves.

The country house has three bedrooms and three bathrooms and is situated in a peaceful, rural setting.

On the ground floor of the villa you'll find a very spacious and bright living area, a guest WC and a kitchen-diner with access to a charming veranda – perfect for al fresco dining.

Also on this level is a small, separate apartment with a bedroom with a sitting area, a kitchenette and a bathroom.

The upper floor offers a bathroom, a bedroom, a large and comfortable walk-in closet, a spacious living room and another large bedroom with access to the terrace.

The 14x4m saltwater swimming pool with a sunbathing lawn, a small outbuilding for storing pool equipment and approximately 4,680 m<sup>2</sup> of land with 98 productive olive trees perfectly complement this property.

The villa dates back to the 19th century and was renovated in 1990. The roof was renewed and insulated in 2015.

Inside, the property retains many typical features of a Tuscan country house, such as exposed wooden beams and characteristic arches.

The property is equipped with all utility connections.

Heating is provided by a gas central heating system and several wood-burning stoves and water is supplied by a private well. There is also a solar thermal system for hot water and a 6 kW photovoltaic system.

The property also features an alarm system and an automatic irrigation system.

The villa is ideally suited as both a primary residence and a holiday home.

Thanks to its strategic location and the existing swimming pool it also offers excellent opportunities for tourist rentals.

Further information and floor plans are available upon request.



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## Location

Bucine, Arezzo, Tuscany.

The property is located in the municipality of Bucine, in a quiet, rural setting, yet close to all amenities. The town is only about a 5-minute drive away.

Other easily accessible destinations include Montevarchi and San Giovanni Valdarno (approximately a 20–30 minute drive), and Siena can be reached in about 50 minutes.

The nearest airports are Florence and Perugia, both about 1 hour and 20 minutes away.



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**Your contact person**

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