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

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	52021
Country	Italy
City	Bucine
Additional geographical information	Arezzo
Living space	approx. 293 m^2
Number of rooms	8
Plot size	approx. 4.680 m^2
Number of bedrooms	3
Number of bathrooms	3
Asking price	790.000,00 €
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

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^2 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.

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.

Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Your 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

The information and advertising of **Italien Hauskauf** is not legally binding.