Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Country villa in a magic location near Monte San Savino with pool and olive grove| Real estate Tuscany



IT-TCR463-KA

Panoramic view
52048 Monte San Savino
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	52048
Country	Italy
City	Monte San Savino
Additional geographical information	Arezzo
Living space	approx. 215 m^2
Number of rooms	6
Plot size	approx. 9.150 m^2
Number of bedrooms	3
Number of bathrooms	3
Asking price	640.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained

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Description

Magnificent, private panoramic setting:
Charming villa surrounded by olive trees, just minutes from Monte San Savino:

The property is spread over two levels, boasts a total floor area of 215 sqm and is distributed as follows:

The ground floor features a spacious *taverna*currently utilized as an eat-in kitchenas well as a bathroom, a utility room and a garage.

The first floor, accessible via both an internal staircase and an external one, opens onto a bright living room with access to a distinctive loggia lined with arches.

Located on the same level, with access to the terrace, is the first bedroom.

A few steps lead up to the sleeping area which consist of two spacious double bedrooms (both with terrace access), a study and two bathrooms.

The grounds, spanning approximately 9,150 sqm, comprise a well-maintained garden of over 2,000 sqm as well as an olive grove containing around 160 trees.

The swimming pool (12 x 6 meters) features a saltwater system and ample sunbathing areas.

Renovated in the 1980s, the property is in excellent overall condition, is ready to move in and is characterized by a simple, easily customizable interior finish.

The property is equipped with oil central heating and water is supplied via a private well.

For more offers please consult our web site www.real-estate-italy.com.

Location

Monte San Savino, Arezzo, Tuscany.

The villa is located just 2 km from the historic center of Monte San Savino.

Arezzo (23 min, 21 km), Cortona (40 min, 31 km), Siena (50 min, 47 km), and Florence (1 hr, 80 km).

The nearest airports are Florence (1 hr 10 min, 98 km), Perugia (1 hr 10 min, 87 km), Pisa (1 hr 55 min, 165 km), and Rome (2 hr 20 min, 214 km).

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Your contact person

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