



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA IN FOIANO DELLA CHIANA



Ref: 383

Toscana - Arezzo - Foiano della Chiana

PRICE: 490.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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GENERAL INFORMATION

Surface: 180.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming pool: Si

Terrain: 0 ha

Originally built at the turn of the 20th century, this charming stone and brick country house was meticulously renovated in the 1990s.

The house is divided into two floors, each with its own access staircase – one internal and one external. The ground floor of the property features a large quadruple living room with original brick arches. One of the spaces contains a kitchen complete with a dishwasher, oven, refrigerator, and exhaust hood.

At the back of the living room, there is a bedroom and a bathroom with a bathtub. Adjacent to the kitchen, there is a storage room that has been converted into a bedroom with a bathroom renovated in 2015 and can be easily registered to another use.

There are four exits on the ground floor, including one in the bedroom and one in the storage room.

The wooden internal staircase leads to the first floor, where there is a sitting room with a fireplace and two bedrooms. One of the bedrooms has an en-suite bathroom, while the other has a bathroom in the adjacent hallway.

The upper floor can also be accessed via an external staircase made of antique materials. The property is accessible via a 300-meter dirt road.

The house is in good condition and can be inhabited immediately, as it is sold fully furnished, with the exception of four pieces of furniture, including an iron table, a chandelier, and two ethnic wardrobes.

Externally, in addition to the swimming pool, which is in good condition as it was renovated three years ago, there is 2970 square meters of garden surrounding the house and an additional outbuilding that could be converted into a garage or a room with a bathroom.

There is also an outdoor pergola and a covered porch attached to the external staircase.

The heating system is currently diesel-fueled, but there is a provision for future connection to the gas pipeline, should it become available.

The property has an existing external artesian well, and there is a barbecue oven attached to the house.

The house has a total of four bedrooms, each with an en-suite bathroom, and one with an external bathroom that is currently being used as storage.

Additionally, there is a technical room adjacent to the property with a diesel boiler and laundry facilities.

Other features include two fireplaces – one in the living room and one near the swimming pool, a pool house, a sauna with a shower, electricity, running water, and Wi-Fi.