



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA IN BUCINE



Ref: 527

Toscana - Arezzo - Bucine

PRICE: 790.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 220.00 Mq

Bedrooms: 3

Bathrooms: 3

Swimming pool: No

Terrain: 0 ha

Situated in a hilly position, this beautiful stone farmhouse offers breathtaking panoramic views over woods, olive groves and vineyards. The property consists of a restored stone farmhouse and two adjoining annexes, a garden of approximately 2,000 sqm and agricultural land of approximately 6,953 sqm. The 220 sqm house is on two levels, which are connected by both an internal and an external staircase. The ground floor comprises a living room with a fireplace, a kitchen, a hallway, a bathroom, a wood-burning oven and a small storage room, two rooms used as a cellar and a woodshed, as well as a wooden porch on the south side. The first floor comprises a large living room-studio with access to the terrace, a hallway, three bedrooms and two bathrooms. The former barn, a few metres from the house, consists of a room on the ground floor for use as a garage and a room on the first floor for use as a storage cellar, accessible by an external staircase. The former pigsty is located close to the house and is composed of a room for storage use on the ground floor with an adjacent large wooden pergola for storing cars. The buildings correspond to the typology of the Tuscan farmhouse, characterised by the local stone masonry finished in face view on the outside, roofs made of terracotta tiles and flat brick tiles, and floors with rough timber frames and terracotta bells. The windows are double-glazed and the external frames are made of wood. The buildings are surrounded by a large appurtenant area of approximately 2000 sqm fenced with two entrances. There is also the possibility of building a swimming pool. Adjacent to the farmhouse is agricultural land of which 170 sqm of woodland, 1723 sqm of arable land and 3060 sqm of olive groves. The main building and the outbuildings date back to the late 1800s and early 1900s. The buildings were completely renovated in the period 2000-2004, with particular attention to the hygienic-sanitary aspects and the quality of the materials used. The state of maintenance is excellent. The heating system of the house is present in all rooms and can be used separately on the individual floors thanks to the installed heat pump and boiler on the ground floor. The water supply is provided by an artesian well with a distribution system equipped with a water softener. All installations that normally accompany a civilian dwelling are present. Easily accessible, the property is within easy reach of services: shops, bars, restaurants, primary and secondary schools, pharmacy and public transport.