

## VILLA VICINO VALDICHIANA



Ref: 044

Toscana - Arezzo - Marciano della Chiana

PRICE: 790.000,00

## GENERAL INFORMATION

Surface: 500.00 Mq  
Bedrooms: 5  
Bathrooms: 6  
Swimming pool: Si  
Terrain: 0 ha

**PROPERTY AND LOCATION:** Located at the foot of the historic center, set in a typical Tuscan context and overlooking the Valdichiana, The Villa is a 'modern home with swimming pool built in 2012, consisting of two large dwellings, plus numerous garages and ancillary rooms.

**INTERIOR:** The villa has a total area of about 500 square meters, composed as follows:

**Ground Floor:** Master dwelling with access from the large porch, living room with fireplace and large terrace overlooking the pool and olive grove, 3 double bedrooms, 3 bathrooms;

**First Floor:** Dwelling with living room, kitchen, 2 bedrooms, 2 bathrooms, terrace.

**EXTERIOR:** Complete the property a swimming pool adjacent to the large wooden porch with barbecue, and a fenced garden of about 4000 sqm with olive grove. Plant equipment: 6x12 swimming pool.

**DISTANCES:** Arezzo 30km, Cortona 25km, Siena 55km, Florence 80km, Rome 200km.

**UTILITIES:** Underfloor heating system with heat pump, separate room by room, photovoltaic system connected to the GSE, both on the roof and on the large wooden canopy, cooling system, alarm system, well.

**USES AND POTENTIALS:** A ready-to-live property with many amenities in a quiet area but close to all services.