



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA IN VAL D'AMBRA

```
phpThumb() v1.7.16-202012161640  
http://phpthumb.sourceforge.net
```

```
Error messages disabled.
```

```
edit phpThumb.config.php and (temporarily) set  
$PHPTHUMB_CONFIG['disable_debug'] = false;  
to view the details of this error
```

Ref: 034

Toscana - Arezzo - Bucine

PRICE: 749.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 266.00 Mq
Bedrooms: 4
Bathrooms: 3
Swimming pool: Si
Terrain: 0 ha

A beautiful property located on the edge of a small hamlet in the Val d'Ambra, this property comprises a Tuscan stone farmhouse with a private garden and swimming pool. With 266 sqm gross on two levels, the house is equipped with solar panels and has undergone a thorough renovation. A few external steps lead up to the first floor, which houses a comfortable living room with fireplace and eat-in kitchen, three bedrooms, a bathroom and two internal staircases leading to the lower floor. The ground floor includes a flat with a separate entrance, featuring a bedroom with direct access to the garden, a bathroom, a large living room with kitchen and fireplace, which was formerly used as a workshop, three cellars, a hallway and a bathroom. The house has porches suitable for outdoor dining, overlooking the garden that surrounds the house on three sides, and in front of the main entrance is the former barn with the oven. The pool area is located on a lower level, ensuring maximum privacy. The property is in a quiet and peaceful location, just a few minutes' drive from villages with bars, restaurants and other amenities.