# RENOVATED TOWNHOUSE WITH TERRACE FOR SALE IN THE CENTER OF LUCIGNANO, TUSCANY

**Lucignano – Arezzo – Tuscany**

| Interiors | Bedrooms | Bathrooms |
|---|---|---|
| 306 m² | 4 | 3 |

In a central but panoramic position in the heart of the medieval town of Lucignano, renovated townhouse for sale. The house is located in an extremely convenient position, near Piazza San Francesco, very close to all essential services, restaurants, and bars. The house (306 m² – 3,292 ft²) dates back to the 13th century and has been completely renovated in recent years, preserving much of its original features but adding modern comforts. The layout of the property, structured on multiple floors and already divided into two independent units, makes the property very suitable also as a small hospitality activity for short rentals.

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# SUMMARY OF THE PROPERTY

**REFERENCE #:** 1291 – TERRAZZA SU LUCIGNANO
**TYPE:** 13th-century townhouse
**CONDITIONS:** restored
**LOCATION:** historical center
**ACCESS:** excellent

**INTERIORS:** 306 square meters (3,292 square feet)
**TOTAL ROOMS:** 13
**BEDROOMS:** 4
**BATHROOMS:** 3
**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, original frescoes, fireplace, *pietra serena* staircase, terracotta flooring, overlooks on Piazza San Francesco, covered loggia

**EXTERIOR:** no
**GARDEN:** no
**SWIMMING POOL:** no

**ELECTRICITY:** already connected
**WATER SUPPLY:** mains water
**TELEPHONE:** to be connected
**ADSL:** yes
**GAS:** natural gas
**ENERGY CERTIFICATE:** G ($EP_{gl, nren}$ = 277.23 kWh/m$^2$year)
**HEATING SYSTEM:** radiators

# CLOSEST CITIES AND TOWNS

Closest services (150m; 2'), Foiano della Chiana (7km; 10'), Monte San Savino (8km; 10'), Sinalunga (9km; 15'), Torrita di Siena (14km; 15'), Rapolano Terme (17km; 20'), Castiglion Fiorentino (19km; 25'), Montepulciano (24km; 30'), Arezzo (28km; 30'), Cortona (32km; 35'), Tuoro sul Trasimeno (37km; 30'), Castiglione del Lago (39km; 30'), Chianciano Terme (48km; 40'), Siena (49km; 40'), Perugia (68km; 55'), Florence (90km; 1h 10')

# CLOSEST AIRPORTS

Perugia San Francesco (78km; 1h 5'), Firenze A. Vespucci (103km; 1h 10'), Pisa G. Galilei (170km; 2h), Bologna G. Marconi (190km; 2h), Roma Ciampino (207km; 2h 10'), Roma Fiumicino (225km; 2h 15')

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# TERRAZZA SU LUCIGNANO

In a central but panoramic position in the heart of the **medieval town of Lucignano**, renovated **townhouse** for sale. The house is located in an extremely convenient position, near **Piazza San Francesco**, very close to all essential services, restaurants, and bars. The town of Lucignano is also very close to the **A1 motorway** exit (about 10 minutes by car) which allows reaching Florence in just over an hour and Rome in just over two hours.

The **house** (306 m² – 3,292 ft²) dates back to the **13th century** and has been completely renovated in recent years, preserving much of its original features but adding modern comforts. An important characteristic of the building is the excellent brightness of the rooms, which is not always obvious in historic buildings of this type since medieval windows were generally small to prevent heat loss.
On the ground floor, with independent access, there is a small service apartment (very suitable for guests or staff) consisting of a living room, dining room with kitchen, bedroom, bathroom, and underground cellar. Another entrance opens into a corridor with stairs that lead to the main apartment. At the top of the stairs, on the right, is a large living room with two windows overlooking the town square; on the left, a corridor leads to two bedrooms, one of which with an en-suite bathroom. The living room is characterized by frescoes on the walls and ceilings, original terracotta floor, and fireplace. Going further up the stairs, one reaches the second floor. On the right, is a bedroom with a wardrobe, on the left a large lounge connected to the dining room and a service bathroom. From the kitchen, one exits onto a panoramic loggia ideal for outdoor lunches and dinners.

The layout of the property, structured on multiple floors and already divided into two independent units, makes the property very suitable also as a small hospitality activity for short rentals. In this regard, in 2009, Lucignano was chosen by director **Abbas Kiarostami** as a setting for the movie *Copie Conforme*: actress **Juliette Binoche**, star of the film, stayed at this house between June and July during filming.

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