

Ref. 2414 – **VILLA SINALUNGA**

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MODERN VILLA WITH SWIMMING POOL FOR SALE IN SINALUNGA, TOSCANA

Sinalunga – Siena – Tuscany



Interiors
540 sqm

Bedrooms
6

Bathrooms
7

Total land
8,195 sqm

Swimming pool
12 x 6 m

Just outside a quaint medieval town close to Sinalunga, in a very panoramic and well-sunlit location, modern villa with pool and olive grove for sale. The property re-dates back to the 1970s and is in excellent condition: the property currently has 6 bedrooms, two beautiful glazed lounges and an in-house gym. All around, more than 8,000 square meters of land include a 12 x 6 m swimming pool and 150 olive trees.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2414 – VILLA SINALUNGA

TYPE: modern villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 540 square meters (5,809 square feet)

TOTAL ROOMS: 18

BEDROOMS: 6

BATHROOMS: 7

ANNEXES: guesthouse, garage

MAIN FEATURES: ample windows, bright rooms, panoramic terrace, porch, parquet flooring, game room, in-house gym and fitness area, private garage, BBQ corner, swimming pool, fruit trees, garden, olive trees, graveled parking lot

TOTAL LAND: 8,195 square meters (2.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + Artesian well

TELEPHONE: to be connected

ADSL: yes (*Starlink* 300+ MB)

GAS: gasoil

ENERGY CERTIFICATE:  (EP_{gl, nren} = 216.97 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Servizi più vicini (1km; 2'), Lucignano (5km; 5'), Sinalunga (8km; 10'), Monte San Savino (12km; 15'), Foiano della Chiana (14km; 15'), Rapolano Terme (14km; 15'), Montepulciano (24km; 30'), Arezzo (31km; 35'), Pienza (32km; 40'), Cortona (34km; 30'), Tuoro sul Trasimeno (38km; 30'), Siena (44km; 35'), Montalcino (45km; 50'), San Gimignano (82km; 1h 10'), Firenze (91km; 1h 15'), San Casciano in Val di Pesa (96km; 1h 10')

CLOSEST AIRPORTS

Perugia San Francesco (77km; 55'), Firenze A. Vespucci (111km; 1h 20'), Grosseto C. Baccarini (113km; 1h 25'), Pisa G. Galilei (172km; 2h), Bologna G. Marconi (193km; 2h 10'), Roma Ciampino (206km; 2h 15'), Roma Fiumicino (220km; 2h 10')

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VILLA SINALUNGA

Just outside a quaint medieval town close to **Sinalunga**, in a very panoramic and well-sunlit location, **modern villa** with **pool** and **olive grove** for sale. The property re- dates back to the 1970s and is in excellent condition: the property currently has 6 bedrooms, two beautiful glazed lounges and an in-house gym. All around, more than **8,000 square meters of land** include a **12 x 6 m swimming pool** and **150 olive trees**.

The nearby town has basic amenities (1km; 2') but the historic towns of Lucignano (5km) and Sinalunga (8km) are also very close. The location of the property is very convenient, not far from the junction of the highway, which then allows you to reach the art cities of **Umbria** and **Tuscany** in just over an hour (Pienza, Cortona, Siena, Montalcino, San Gimignano, Florence...).

DESCRIPTION OF THE BUILDINGS

The **villa** (449 sqm – 4,831 sqft, 5 bedrooms and 6 bathrooms) was built in 1974 and is structured on two staggered floors that follow the contours of the hillside. The upper floor, accessible from a porch facing the parking lot, opens with an entrance hall that leads to the large glazed living room with balcony, a dining room and a service bathroom in the corridor. Continuing down the hallway leads to the second bedroom, and further beyond to a passageway connecting three other bedrooms (one of which has its own private bathroom) and a shared bathroom.

From the entrance hall, an internal staircase descends to the lower floor, which instead overlooks the pool area. From the hallway, one has access to the right to the last bedroom with en-suite bathroom plus a service bathroom. Toward the left, on the other hand, one reaches the large dining room with an open kitchen and from here the large living/playroom with large windows that exit directly onto the pool area. At the end of the corridor, the villa ends with a gym, a laundry room and a convenient garage connected internally with the house. With access from the outside, the villa finally has a small cellar/technical room.

The house is sold with new and barely-used furniture.

The **guesthouse** (40 sqm – 430 sqft, 1 bedroom and 1 bathroom) is located a few meters from the villa and is structured on one floor with direct exit to the pool area. The main door opens onto the living area with kitchenette, a corridor then leads to the bathroom and the master bedroom. At the back of the building is a technical room (8 sqm – 86 sqft).

Next to the villa, slightly further down the slope, is a small **underground garage** (43 sqm – 462 sqft) with attached storage for garden tools and implements.

EXTERIORS

The property is surrounded by **8,195 sqm (2.0 ac) of land** placed on a gentle slope on the southeastern side of the villa. The graveled driveway ends at the back of the building with a **spacious parking lot** (730 sqm) where several cars can be conveniently left. In front of the building lies the **terraced garden** (2,785 sqm) on which is the **12 x 6 m swimming pool** with paved solarium and views of the surrounding countryside. At the back of the house several fruit trees (Indian figs, apples, plums...) have been planted.

Finally, on the southern side of the hill, with excellent exposure to the sun, we find the **olive grove** (4,244 sqm) consisting of about **150 trees** that allow the production of an excellent extra virgin olive oil.















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