

Ref. 2524 – **CASALE FOIANO**www.romolini.co.uk/en/2524

FARMHOUSE WITH GARDEN FOR SALE BETWEEN FOIANO DELLA CHIANA AND LUCIGNANO

Foiano della Chiana – Arezzo – Tuscany**VIEW ON OUR WEBSITE****Interiors**
295 sqm**Bedrooms**
3 (up to 4)**Bathrooms**
5**Total land**
4.4 ha**Swimming pool**
No, but possible

In a quiet and panoramic position on the Valdichiana hills, between Lucignano and Foiano della Chiana, farmhouse with garden for sale. The property (almost 300 sqm) was recently built respecting the rustic style of the area and currently offers 3 rooms, with the possibility of converting the outbuilding into a charming guesthouse. About 4.4 ha of land surround the house, with garden and possibility to build a swimming pool.

SUMMARY OF THE PROPERTY

REFERENCE #: 2524 – CASALE FOIANO

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent

INTERIORS: 295 square meters (3,174 square feet)

TOTAL ROOMS: 11

BEDROOMS: 3 (up to 4)

BATHROOMS: 5

ANNEXES: storage, garage

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, brick arches, porch, garden, automated irrigation system, possibility of building a pool, furniture included in the selling price

EXTERIORS: 4.4 hectares (10.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

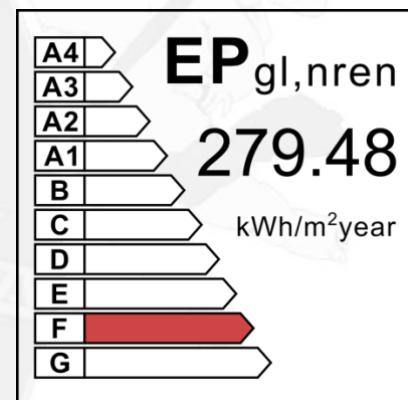
WATER SUPPLY: private wells

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: fan coils + air conditioning



CLOSEST CITIES AND TOWNS

Foiano della Chiana (4km; 5'), Lucignano (4km; 5'), Monte San Savino (12km; 15'), Castiglion Fiorentino (18km; 20'), Cortona (24km; 30'), Montepulciano (25km; 30'), Arezzo (30km; 30'), Pienza (32km; 35'), Montalcino (46km; 50'), Siena (51km; 45'), Monteriggioni (66km; 55'), Firenze (87km; 1h 10'), San Gimignano (88km; 1h 15'), Volterra (102km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (70km; 55'), Firenze A. Vespucci (108km; 1h 15'), Pisa G. Galilei (169km; 1h 55'), Bologna G. Marconi (190km; 2h), Roma Ciampino (204km; 2h 10'), Roma Fiumicino (217km; 2h 15')

CASALE FOIANO

In a quiet and panoramic position on the **Valdichiana** hills, between **Lucignano** and **Foiano della Chiana**, **farmhouse** with garden for sale. The property (almost 300 sqm) was recently built respecting the rustic style of the area and currently offers 3 rooms, with the possibility of converting the outbuilding into a charming guesthouse. About **4.4 ha** of land surround the house, with garden and possibility to build a **swimming pool**.

Basic services are available in the nearby towns of Lucignano and Foiano della Chiana (both about 5' drive away), while the historic towns of **Tuscany** are all reachable in less than an hour and a half by car (Cortona, Arezzo, Montepulciano, Pienza, Siena, Florence, San Gimignano...).

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (200 sqm – 2,152 sqft, 3 bedrooms and 4 bathrooms) is a recently constructed building, designed to recall the appearance of old rural buildings in the countryside. Entering on the ground floor we find a large dining room with kitchen and exit to the porch, a hallway with staircase and bathroom and, at the opposite end, a living room with access to the laundry room.

The upper floor, which can also be reached directly from the outside by a staircase, houses the sleeping area consisting of three bedrooms with en-suite bathrooms.

The **outbuilding** (50 sqm – 538 sqft, 1 bedroom and 1 bathroom) is currently stacked as a warehouse and consists of two rooms plus a service bathroom but could easily be converted into a guest house consisting of living room, bedroom and bathroom.

Lastly, the property has a **detached garage** (45 sqm – 484 sqft).

There are also 450 cu.m of volume available for the construction of other buildings, in addition to the permits already obtained (with charges paid) for the construction of a concrete swimming pool.

EXTERIORS

The house is surrounded by **8,500 sqm of fenced garden**, equipped with an automatic irrigation system and dotted with olive trees. A **gravel driveway with cypress trees** (closed by an automatic gate) leads from the road directly to the building, which is surrounded by a convenient **gravel yard** where a few cars can be parked.

Outside the fence the property is set on slightly hilly terrain, mostly covered by arable land (3.1 ha) and a small wood on the corner (0.5 ha).





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