

Ref. 2688 – **VILLA LEONARDO**www.romolini.co.uk/en/2688

RENOVATED LUXURY COUNTRY HOUSE FOR SALE IN LUCIGNANO, VALDICHIANA, TUSCANY

Lucignano – Arezzo – Tuscany**VIEW ON OUR WEBSITE****Interiors**
794 sqm**Bedrooms**
4 (up to 5)**Bathrooms**
5 (up to 6)**Swimming pool**
14 x 7 m**Total land**
1.3 ha**Olive grove**
80 trees

On the hills of Valdichiana, in a panoramic position overlooking the medieval town of Lucignano, renovated luxury farmhouse for sale. The property (almost 800 sqm in total) has been completely renovated and currently has 4 rooms with great potential for tourist-accommodation development. The buildings are immersed in a park of 7,660 sqm with pool and the property also includes a small olive grove. The property is already active as a tourist accommodation with excellent results.

SUMMARY OF THE PROPERTY

REFERENCE #: 2688 – VILLA LEONARDO

TYPE: luxury country house

CONDITIONS: restored

LOCATION: open and sunny, panoramic

ACCESS: excellent, paved road

INTERIORS: 794 square meters (8,543 square feet)

TOTAL ROOMS: 19

BEDROOMS: 4 (up to 5)

BATHROOMS: 5 (up to 6)

ANNEXES: workshop, garage

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, stone fireplaces, original oven, porch, park, swimming pool, basement garage, photovoltaic system

EXTERIORS: 1.3 hectares (3.3 acres)

GARDEN: yes, well maintained and fenced

SWIMMING POOL: 14 x 7 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 303.49 kWh/m²year)

HEATING SYSTEM: radiators + fan coils

CLOSEST CITIES AND TOWNS

Lucignano (4km; 5'), Sinalunga (8km; 10'), Foiano della Chiana (7km; 10'), Monte San Savino (10km; 10'), Sinalunga (10km; 15'), Montepulciano (25km; 30'), Cortona (27km, 35'), Arezzo (30km; 30'), Pienza (32km; 40'), Castiglione del Lago (35km; 35'), Siena (45km; 40'), Montalcino (46km; 50'), Monteriggioni (64km; 50'), Florence (90km; 1h 10')

CLOSEST AIRPORTS

Perugia San Francesco (73km; 1h), Firenze A. Vespucci (107km; 1h 10'), Grosseto C. Baccarini (118km; 1h 30'), Pisa G. Galilei (168km; 2h), Bologna G. Marconi (189km; 2h), Roma Ciampino (207km; 2h 25'), Roma Fiumicino (223km; 2h 20')

VILLA LEONARDO

On the hills of **Valdichiana**, in a panoramic position overlooking the medieval town of **Lucignano**, renovated luxury farmhouse for sale. The property (almost 800 sqm in total) has been completely renovated and currently has 4 rooms with great potential for tourist-accommodation development. The buildings are immersed in a **park of 7,660 sqm** with **pool** and the property also includes a small **olive grove**. The property is already active as a tourist accommodation with excellent results.

The happy geographical position, well connected with the municipal road system, guarantees quick access to services and easy accessibility to the most beautiful art cities of central Italy, such as Arezzo, Siena, Florence, Perugia and to delightful smaller towns such as Lucignano, Monte San Savino and Cortona.

DESCRIPTION OF THE PROPERTY

The **villa** (562 sqm – 6,047 sqft, 4 bedrooms and 5 bathrooms) is the result of the renovation of an old farmhouse and features spacious and bright rooms with modern finishes that enhance and valorize the classic aspect of the building. The villa is on three levels plus a mezzanine:

- **Ground floor:** entrance hall with generous porch, large living room, kitchen with pantry, service bathroom, technical room and storage;
- **First floor:** living room with loggia and terrace overlooking the town of Lucignano, central hallway, private office space, sitting room and three bedrooms with private bathrooms;
- **Second floor:** panoramic room with 360° view and bathroom in the mezzanine below.

Next to the house is an annex on two levels (167 sqm – 1,797 sqft): on the basement floor there is a spacious garage with driveway ramp, while the second floor is structured as an old stone building, in full respect of the property, and is currently used as a shed/workshop with laundry corner. However, the possibility could be considered, after consultation with the relevant authorities, to convert this level into a charming outbuilding with bathroom.

The villa is surrounded by **7,660 sqm of garden**, fully fenced and enclosed by a gate, on which there is a **14 x 7 m swimming pool**, well positioned in the park and surrounded by a paved sunbathing area on all four sides.

Just outside the fenced part, on the other hand, is a **shed** (65 sqm – 699 sqft) that serves as a support for the photovoltaic system and as a shelter for some cars.

Behind the carport there is then a portion of arable land (5,630 sqm) with **80 olive trees** that allow the production of an excellent extra-virgin olive oil for family use.



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