



Category: Farmhouse

Location: Sinalunga

Province: Siena

Rif: 308

Premises surface: 250

Price: 650.000,00

Reference: 308

N° bagni: 2

N° Camere: 3

Privacy and relaxation in the Tuscan countryside Immersed in the beautiful Tuscan countryside, we propose for sale a splendid property located in the municipality of Sinalunga (location strategic position and very close to the main sites of interest and to the main roads of communication). The property, finely renovated, is situated in a panoramic position panoramic position and overlooks the characteristic historic centre of Lucignano "The pearl of the Val di Chiana". The garden, very large and well-kept, is enriched with greenery and relaxation areas, and enjoys the perfumes and aromas of the plants that make it up. The property is divided into two flats, one on the ground floor and one on the first floor, and are easily connected by an internal staircase. The ground floor flat consists of a bright living room, the kitchen dining area, a room used as a study, a double bedroom and a bathroom with shower. There are also technical rooms and cloakrooms as well as a second studio, obtained from the renovation of an annexe, which also has access from the outside. During the renovation, the typical Tuscan characteristics, with a beautiful terracotta floor and stone and brick walls perfectly matching the furnishings. Climbing the external terracotta staircase, we reach the portico from which leads to the second flat and which overlooks the terraced garden where a beautiful infinity pool could be built. The flat on the first floor opens onto the spacious and bright living room with trusses and a roof in chestnut wood and a pleasant view of the valley. Walking along the corridor leads to the sleeping area, where we find the windowed bathroom with shower, the two double bedrooms, one of which has direct access to the porch. Also on the second floor the renovation is very accurate, in addition to the exposed wooden roof there is handmade terracotta in the living area and handmade parquet in the sleeping area. The property has very low energy consumption and is in Class Energy Class B. The roof is in fact insulated with thick natural fibres and the external walls have been insulated with thermal plaster. The heating system is run by a biomass boiler (pellet/wood) The property, entirely fenced and video-monitored, is complete with a garage, carport, a well and a cistern for collecting

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In addition, there are included in the sale are approximately 3 hectares of agricultural land divided into arable land, olive grove (80 trees in full production) and woodland. Everything is easily accessible by a typical Tuscan white road and is in excellent condition. The property can also be purchased as a farm, taking advantage of state subsidies. Siena 25 minutes Arezzo 25 minutes Florence 60 minutes Perugia 50 minutes (airport) Val d'Orcia 15 minutes Rome 2 hours (airport) Pisa 2 hours (airport)











