



Category: Villa

Location: Lucignano

Province: Arezzo

Rif: 460

Premises surface: 270

Price: 650.000,00

Reference: 460

N° bagni: 3

N° Camere: 4

Ref. 460 – Designer villa with private park for sale in Lucignano, Valdichiana (Tuscany) A contemporary property for sale in tuscany surrounded by olive trees, pergolas, and open views of the Tuscan hills. In the heart of the Valdichiana, just minutes from the village of Lucignano, this villa interprets Tuscan tradition with a contemporary twist. Exposed brick, shaded pergolas, and panoramic windows blend with bright spaces and recently renovated systems, creating a residence ready to move into. This property in Tuscany is ideal for those seeking a private home with character, but also for those considering an easily manageable and valuable investment in central Italy. With MANINI® you can purchase a villa or farmhouse in Tuscany with complete assistance: from research and negotiation to technical due diligence, up to the design, renovation, and management of the property over time. Key details: 270 m² (approximately 260 m² of floor space) • 14 rooms • 4 bedrooms • 3 bathrooms • 2 independent apartments that can be easily connected • fenced park of approximately 7,000 m² • annex for storage/tool shed • possibility of building a swimming pool. The villa is currently organized into two independent residential units, each with its own entrance: one with access from the front and one from the back. In practice, the house is designed as if it had two distinct fronts, a feature that increases privacy and freedom of use. The two units can easily be connected to create a single villa, without altering the architectural layout. On the ground floor, the living room opens onto the outdoor pergolas, creating a natural connection between the interior and exterior. The open-plan kitchen connects with the dining area and relaxation areas overlooking the greenery. The sleeping area includes two double bedrooms and two bathrooms, one ensuite. A fireplace enhances the atmosphere and enhances the home's character. The upper floor, accessible via an external staircase, features a large living room, two bedrooms, a bathroom, and a panoramic terrace overlooking the Valdichiana hills. It's an ideal space as a separate guest apartment or as a second unit for high-quality vacation rentals. The systems have been recently redone. In addition to the traditional heating system, the entire house is equipped with air conditioning. A

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system is also installed. Water is supplied by a public aqueduct and a private well for irrigation, connected to an underground cistern. Outside, the fully fenced private park of approximately 7,000 m² offers spacious green spaces, olive trees, and Mediterranean plants that ensure privacy. The pergolas become true living spaces: summer dinners, moments of relaxation, and conviviality. It's possible to build a panoramic swimming pool in Tuscany, integrated into the landscape and coherent with the rural setting. The location is private yet strategic, between Arezzo and Siena, in one of Tuscany's most sought-after areas for quality of life and accessibility. It's also an attractive option for those seeking a property in Tuscany or a real estate investment in Italy with potential for growth. ¶ We've already developed a pool design, with two solutions tailored to the different uses of the two apartments. For those who want to complete the experience of this property, MANINI® can build a turnkey pool in Tuscany, from design to permits, all the way to final delivery. ¶ For those looking to customize their property, MANINI® offers technical and operational support to renovate a farmhouse in Tuscany, redevelop a villa, optimize the layout of spaces, improve energy efficiency, and follow the entire construction process, from design to delivery.



















