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## Country houses for Sale in Foiano della Chiana (AR)

1.750.000 €

Ref: CA580T



**Size:** 650 sqm

**Field:** 5 ha

**Rooms:** 22

**Bedrooms:** 16

**Bathrooms:** 8

**Swimming pool:**

privata

**Energy class:** B

**IPE:** 50

In Foiano della Chiana, in a panoramic and elevated area with respect to the surrounding valley, a prestigious farmhouse of approximately 650 sqm consisting of eight independent flats, with a 5000 sqm garden, surrounding land of 5 hectares, swimming pool and a 100 sqm annex for restaurant use, all in excellent condition. The farmhouse, which is currently used as a luxury accommodation facility, was completely renovated in 2011 to earthquake-proof standards and using biocompatible materials that guarantee energy efficiency, without, however, altering its ancient charm, such as the wooden beams, the terracotta floors, and the red brick façade, typical of Tuscan farmhouses: each detail has not been left to chance. The main body of the structure is on two levels: the ground floor is divided into six flats, each consisting of two air-conditioned bedrooms and a bathroom, completely independent as regards both the heating system and the entrance; the second floor consists of a further two flats, these also include a kitchenette in addition to the two bedrooms and bathroom. The property is completed by an annex of approximately 200 sqm with fireplace, kitchen, and toilet facilities, currently used as a restaurant but which can be used in a variety of ways. The park and the land, respectively of 5000 square metres and 5 hectares of arable land, are the real pride of the property, with centuries-old olive trees, a splendid 14x7 metre infinity pool and outdoor SPA with 5 seats, equipped with heating and sand filtration. Given its current conformation, the farmhouse can be maintained as an accommodation facility, as it is well connected to the main access roads and strategically located between the cities of Arezzo, Perugia, Siena and very close to the town of Foiano della Chiana: alternatively, it can be used as a luxury residence, with little reorganization work on the spaces. Distances: Foiano della Chiana 1 km, motorway exit 5 km, railway station 3 km, Montepulciano 20 km, Arezzo

33 km, Siena 55 km, Perugia 56 km.







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