



logica immobiliare
la soluzione a portata di mano

Detached house for Sale in Chianciano Terme (SI)

355.000 €

Ref: CI55T



Size: 300 sqm

Field: 2,67 ha

Rooms: 13,5

Bedrooms: 5

Bathrooms: 4

Energy class: G

IPE: 175

In the heart of Tuscany, in Chianciano Terme, a truly unique property, a detached house comprising two apartments with separate entrances, immersed in nature, surrounded by olive trees, and just minutes from all the main amenities of Chianciano Terme. The smaller apartment is on the ground floor, measuring approximately 90 square meters and completely renovated in 2009. The entrance leads directly into the living room with a fireplace, a kitchen with a dining area, two bedrooms, and two bathrooms. The second apartment, approximately 150 square meters, is located on the first floor and has its own separate entrance. It comprises an entrance hall, a large living room with a balcony overlooking the beautiful surrounding valley, a kitchen with a dining area, three bedrooms, and two bathrooms. On the ground floor, beneath the larger apartment, is a double garage and a utility room. Water and electricity are available, and the gas is LPG. The property is surrounded by greenery, with almost three hectares of land surrounding the house. Part of the garden is paved, while the rest is lush greenery and boasts approximately 65 olive trees currently in production. A wonderful and peaceful place to immerse yourself in nature without being isolated, offering a variety of opportunities, perfect for a family or even a B&B, or both! The location is exceptional, just 2 minutes from the main services of Chianciano, and a short distance from the beautiful and charming villages of the Val d'Orcia and Val di Chiana. A1 Motorway 10 km - Florence 130 km - Rome 160 km - Perugia 75 km - Città della Pieve 20 km. Lake Trasimeno is approximately 30 km - Montepulciano is a 15-minute drive away, and Pienza a little further. - Montalcino 39 km - Cortona 40 km - Orvieto 50 km







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