



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Stunning Stone house with pool in the hills of Arezzo | Real estate Tuscany



IT-TCR280-KA

Panoramic view

52041 Civitella In Val Di Chiana

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	52041
<b>Country</b>	Italy
<b>City</b>	Civitella In Val Di Chiana
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 160 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 1.790 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	485.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Refurbished
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Elegant 160 sqm stone house located near Arezzo, featuring 2 bedrooms, 2 bathrooms, and surrounded by 1790 sqm of land with a magnificent 6 x 12 meter pool.

Nestled among the green Tuscan hills, just a few minutes from the city of Arezzo, this charming 160 sqm stone farmhouse is spread over two levels:

Ground Floor: A well-equipped kitchen, a spacious living room with dining area and access to the external porch, and a bathroom.

First Floor: A bedroom with en-suite bathroom, a second bedroom, and an additional bathroom.

Externally, the property is surrounded by a well-maintained 1790 sqm garden, where a splendid 6 x 12 meter pool with chlorination system is located.

The house was completely renovated in the early 2000s using traditional rustic Tuscan materials, ensuring a perfect balance between modern comfort and historical charm.

The heating is electric and water supply is provided by a private well. The farmhouse also features air conditioning.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

The property is just 2 km (5 minutes) from the nearest village, where all essential services can be found.

The nearest airports are: Florence 85 km (1 hour), Rome 230 km (2 hours and 30 minutes), Pisa 150 km (1 hour and 40 minutes).



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**Your contact person**

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