



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Energy-efficiently renovated property with guest house, garage and pool I Real estate Tuscany



IT-TCR289-KA

Panoramic view

52048 Monte San Savino

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	52048
<b>Country</b>	Italy
<b>City</b>	Monte San Savino
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 320 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 12.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Asking price</b>	800.000,00 €
<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

Beautiful farmhouse with a pool for sale in Monte San Savino, Arezzo, featuring 3 bedrooms and 3 bathrooms.

This splendid farmhouse, located just steps from Monte San Savino, offers the perfect blend of countryside tranquility and convenient access to local amenities.

The property is spread over two levels and includes a guesthouse, storage building, and a lemon house.

The main farmhouse features a spacious ground floor with an entrance hall, kitchen, study, double living room, bathroom, and laundry room. This level also boasts two French doors that open directly to the outside, creating a seamless connection between indoor and outdoor spaces.

Upstairs, the sleeping area includes three bedrooms, one with an en-suite bathroom, an additional bathroom serving the other two bedrooms, a small storage room, and a cozy living area perfect for reading and relaxation.

The detached guesthouse, situated a short distance from the main farmhouse, is on a single level and consists of a living area with a kitchenette, a bedroom, and a bathroom.

The property also includes a 50-square-meter outbuilding that can be used as storage or a garage, and a 5x10 meter chlorine pool.

The property is surrounded by 1.2 hectares of land, including 100 olive trees.

The Casale has been recently restored with special attention to energy efficiency. The farmhouse retains the typical Tuscan style, featuring stone exteriors, terracotta floors, and wooden beams.

The property is equipped with all necessary utilities.

Water is provided by two private wells and is heated by solar panels on the roof.

Heating is via a GPL system.

A 4kW solar thermal system is also installed, and all windows are double-glazed.

The property includes two electric gates and a security system.

This farmhouse is perfect as a vacation home or primary residence but can also be rented out thanks to its strategic location just steps from Monte San Savino.

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



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## Location

The Casale is located in Monte San Savino, close to all services.

Other easily accessible destinations include Lucignano (about 10 km away), Foiano della Chiana (about 14 km away), and Arezzo (about 25 km away).

The nearest airports are in Florence and Perugia, located 97 km and approximately 1 hour by car, respectively.



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**Your contact person**

Real Estate Italy  
A company of RustiCasa Concept  
Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

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