

**for sale in Loro Ciuffenna
San Giustino Valdarno
€ 750.000
Ref. 959**



396 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 11

FOR PRIVACY REASONS, THE ADDRESS AND POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY, ON REQUEST WE WILL GIVE ALL THE NECESSARY INFORMATION.

Large independent villa of about 400 square meters, with garden located in a quiet residential area in the village in the Municipality of Loro Ciuffenna, very close to the art cities of Arezzo, Florence and Siena. The property is composed as follows: on the ground floor entrance, large double living room of about 48 square meters with two windows and French door to access the garden, kitchen also with French door, hallway, three bedrooms, two bathrooms (one with whirlpool tub and one with shower). On the first floor, accessible from the living room via a comfortable internal staircase covered in stone, there is a large multipurpose room used as another living room with provision for a possible kitchenette; from this room you enter with two French doors onto a terrace of about 35 square meters, hallway, two bedrooms, bathroom, closet (the layout of the rooms on the second floor lends itself well to the construction of an independent apartment by creating an external staircase to have a independent entrance). In the basement (having a height of 2.70 meters), connected by an internal staircase from the kitchen, we find a large garage for three comfortable parking spaces with automatic door, cellar in which a large tavern with fireplace and wood-burning oven has been built. , another cellar used as an office and a laundry-bathroom, over 2 meters wide ditch that is well suited as a tool shed. Alarm, zone thermostats on each floor, emergency light in the living room, ceramic skirting board in every room. Well-kept garden with well, external lights,

irrigation, comfortable paved area with pergola adjacent to the kitchen for outdoor dining. Excellent general conditions. Surfaces: ground floor about 154 square meters, first floor about 88 square meters plus the terrace of 35 square meters, basement about 154 square meters beyond the scannafosso.

Certification

Energy Class: G

Features

Code: 959	Reason: Sale
Zip Code: 52024	Municipality: Loro Ciuffenna
Zona: San Giustino Valdarno	Total Square Meters: 396 sq.m.
Bedrooms: 5	Bathrooms: 4
Rooms: 11	State of Preservation: Excellent
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Current Status: Free to the deed
Terrace: Present, 35 sq.m.	Garden: Private
Kitchen: Regular Kitchen	Box: Triple
Terrace : 35 □	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	Telephone System
Wiring : By Law	Jacuzzi
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





