



Email: sales@grouprealway.com

Phone: +34 672211466

Detached house a Castiglion Fiorentino

Country House For Sale

SANTANDREA
luxury houses

Price: €2,300,000

Bedrooms: 9

Bathrooms: 13

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Castiglion Fiorentino Toscana

Castiglion Fiorentino (Arezzo) - In the heart of the "Valdichiana", 20 km from Cortona, typical stone farmhouse built in the 19th century on a hill.

The property is located near the most characteristic places among which, besides the famous Cortona, we find Castiglion Fiorentino, Farneta, Foiano della Chiana, Lucignano and further south Montepulciano.

The farmhouse, made up of a single building, is currently divided into two distinct parts.

The portion used as the main house has an internal surface of ??approx. 350 square meters, distributed on two floors plus attic. The ground floor consists of a large kitchen, two living rooms with fireplace, a bathroom with sauna, a wardrobe, a laundry. On the first floor there are four bedrooms, one with an en-suite bathroom, a library and two bathrooms.

The other portion of the property is used as an accommodation facility and is on three floors plus attic, covering an internal surface of ??approx. 800 square meters.

On the first floor there are five bedrooms each with its own bathroom and two apartments.

On the ground floor there are the premises previously used as a restaurant, with a perfectly equipped kitchen, pantry, washing room, wine cellar and bathrooms, designed to accommodate 100 people inside and 300 outside.

Outdoor parking space for over 10 cars and a 5.000 square meter garden, which surrounds the entire building, with trees, pines, cypresses and olive groves with about 100 plants.

In the garden there are two panoramic swimming pools (14x7 mt and 6x12 mt).

The property is fully equipped with a wi-fi network, an alarm system, an accumulation tank for irrigation, two wells and a water supply system for drinking water.

The building was completely restored in 2018 and is suitable both as a private house or for accommodation and restaurant activities.

Energy class: G

:296.90 kWh/m2year

Number of rooms:20
Number of bedrooms:9
Number of baths:13
Elevator / Lift:No
Garden:Private
Swimming pool:Private
Heating:Autonomous
Air-conditioning:Present

