

SANTANDREA  
luxury houses

Price: €600,000

Bedrooms: 4

Bathrooms: 3

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Loro Ciuffenna Toscana

Loro Ciuffenna (Arezzo) - Delightful stone and brick walls Villa situated in a hilly and panoramic position in San Giustino Valdarno, a small village in the municipality of Loro Ciuffenna, province of Arezzo. Built by the current owners in 2000, the villa is a beautiful building in typical Tuscan country house style, revisited in a modern key and designed for the today's life needs. It is surrounded by a plot of land of about 1 hectare cultivated with olive groves and a magnificent garden with local flowers and native plants with automatic irrigation.

It is a detached villa, developed on 2 levels, for 208 square meters in total, with large covered outdoor porches, ideally situated for alfresco dining and outdoor activities. On the ground floor the entrance opens onto a large living room with fireplace and dining area overlooking the large covered panoramic terrace. The kitchen is separate with direct access to the covered loggia behind the villa. There is also a spacious bedroom with wardrobe, an additional bedroom/study and a bathroom with bath and shower. On this floor there is also a laundry room with access from the outside loggia, a storage room and a brick oven. Upstairs there are two bedrooms, a bathroom with shower and a big multipurpose living room. The terracotta floors and chestnut beamed ceilings give the warm atmosphere of the old country houses. The internal doors are made of solid wood as well as the windows and doors with double glazing. Next to the villa, in the park, there is an annex of 50 square metres, also built in stone with wooden roofing, for garage and/or warehouse use. The property is entirely fenced and equipped with an alarm system as well as an irrigation system. It is possible to build a swimming pool. The heating is powered by Gpl gas and the water supply is guaranteed through the connection to a spring located not far from the building.

## LOCATION

The villa is situated in a very quiet and panoramic area in the territory of Loro Ciuffenna, a town reported

among the forty-nine most beautiful villages in Italy in the ranking drawn up by the American magazine Buzzfeed presented at Expo 2015. It is exactly located in the small village of San Giustino Valdarno. There are approx.. 700 mt. of dirt to reach the property, after leaving the Provincial road . In the surroundings it is possible to go along horse-riding and mountain-biking paths up to the Croce del Pratomagno, the highest peak (1592 m.) of the mountain massif that divides the province of Florence from that of Arezzo. The house is also located 2 km from "Il Borro", an important medieval village already owned by the Savoys Family and purchased in 1993 by the Ferragamo family who, with a wise and accurate restoration of all the buildings, brought it back to its ancient splendour. At Il Borro it is possible to practice many sports such as Golf, Tennis, Horse riding and Polo.

#### Distances :

Loro ciuffenna : 10 km.

Motorway A1 Valdarno : 15 Km.

Arezzo : 18 km.

Florence : 58 km.

Florence airport : 65 km.

Siena : 58 km.

Chianti : 40 km.

#### Services

Restaurants, bars, shops. Bank, post office 2 km. - All services 10 km.

Number of rooms:10

Number of bedrooms:4

Number of baths:3

Number of terraces:1

Number of parking spaces:2

Number of boxes:1

Concierge:No

Elevator / Lift:No

Heating:Autonomous

Air-conditioning:Absent