



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA IN FIGLINE VALDARNO



Ref: 932

Toscana - Arezzo - Loro Ciuffenna

PRICE: 520.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 316.00 Mq

Bedrooms: 5

Bathrooms: 4

Swimming pool: Si

Terrain: 0 ha

In a quiet residential area of Figline Valdarno is this wonderful villa for sale, with garden, pool and large garage. Surrounded by a large and shady 340-square-meter garden, the house resides in a true city oasis, complete with a large umbrella to protect an outdoor dining area, paved backyard to enjoy the sun and a raised pool. This villa covers a total area of 316 square meters divided into 3 floors, is in excellent condition and includes many attractive features that make it perfect as a home for a large family or multiple uses, not limited to living quarters. Immediately past the front door, we are greeted by a large entrance hallway, decorated and with attractive color walls. Continuing, to the right, we find a large kitchen complete with all amenities and a dining room enclosed within a cloister visible from the street front of the house. From the entrance, through a large archway, we enter the huge living room, furnished with stylish solid wood furniture. At the far end of the living room, beyond the dining table, we find a French window that looks directly into the backyard. Passing the stairs from the entrance hall we find a small hallway leading to a bathroom with shower and a bedroom. In the basement, accessible by internal stairs, we find a modern, fully equipped kitchen, a small service bathroom, a room used for storage, a living room/tavern with table, counter and fireplace, and another very long living room now used as a music studio and entertainment room. On the second floor, also accessible by internal stairs, we find a terrace overlooking the street side, an entertainment room with access to a small secondary terrace, a bathroom, a bedroom and, slightly separated from the rest of the floor, a master bedroom with spectacular wooden closet and small bathroom. In total, the property has 15 rooms (5 of them bedrooms and 4 bathrooms). The property is served by all utilities and is close to the village, has indoor air conditioning and a natural gas central heating system.