UMBRIA REAL ESTATE
SINCE 2002

# VILLA IN LUCIGNANO



Ref: 113

Toscana - Arezzo - Lucignano

PRICE: 1.100.000,00

Umbria Real Estate
Via Umberto I, 46 - Marsciano
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GENERAL INFORMATION

Surface: 470.00 Mq
Bedrooms: 6
Bathrooms: 4
Swimming pool: Si
Terrain: 0 ha

This holiday home is comprised of two real estate units: a central residential building of 300 sqm, and a 170 sqm annex located poolside. The main building is divided into three separate apartments, two of which are situated on the upper level, each featuring two cozy bedrooms (one double and one twin), one bathroom, a living area complete with a livable kitchen, and terracotta flooring throughout (with the exception of the bathrooms). The estate also boasts a swimming pool and tennis court, and the second real estate construction that is currently a tool shed with a large garage, but can be easily converted into an additional dwelling. Part of this space is already designated as a pool house, including showers and a bathroom. The 100 square meter pool features a diving area, a low island of 40 cm perfect for children, and a depth of up to 3 m. Perched atop a dominant hill, located just 2 km from Sinalunga and 4 km from Lucignano, the property is conveniently situated close to all services and offers breathtaking views of Sinalunga and Montepulciano. The land encompasses approximately 5 hectares of total fenced land, including 700 square meters of vineyards, 120 olive trees, fruit trees, cypresses, oaks, and holm oaks. Three hectares of land are reserved for cultivation. The property is connected to LPG with radiators and is also connected to the water supply and an artesian well of 60 m in depth provides additional water to the property. While the conditions are excellent, the systems date back approximately 30 years. The structure is ideal as a holiday home, farmhouse, or private villa. The central body even features a cellar for small scale production of the vineyard's own wine. With a large loggia terrace, porch, and small terrace accessed by stairs, this property is perfect for entertaining guests or simply enjoying the Tuscan lifestyle.