Coldwell Banker Gruppo Bodini
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Rustic/Farmhouse/Court for Sell in Chiusdino - Area: Ciciano

località Vallone, Siena, 53012 (SI)

495.000€

Contact info

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Description

An enchanting Tuscan farmhouse with an olive grove and a large surrounding land is located in the beautiful area of Ciciano, in the municipality of Chiusdino, right in the heart of the Siena hills, in the Merse valley.
Completely renovated in 2010, this farmhouse is in excellent condition and enjoys a panoramic and quiet position, ideal for those who want to live immersed in the Tuscan nature. The farmhouse has been expertly renovated maintaining the typical characteristics with the inclusion of modern technologies for a better quality of living. Construction has included the insulated and ventilated roof with repositioning of the original tiles. Heating system is functioning via traditional EdilKamin wood-fired thermo-fireplace boiler, integrated with a LPG boiler for hot water production. Construction of a sewerage system is complying with the existing law. The automated irrigation system for the green area can be found straight outside the house and contains two water tanks. The outdoor area has been upscaled with the creation of a bio pond with a chestnut wood terrace and various aquatic and surface plants, and it works with the water recirculation system. The main house of about 150 square meters is distributed on two levels with a characteristic large fully equipped kitchen on the ground floor, a windowed bathroom with a tub, a comfortable and practical pantry / storage room and a large living room with the cast iron wood-burning heater. A comfortable linear wooden staircase leads to the upper floor where there are two large and charming bedrooms and the bathroom with shower. A typical external stone staircase connects directly to the outside. The atmosphere and the characteristic warmth of Tuscan farmhouses is guaranteed by the classical architecture and the wise choice of materials such as stone, terracotta and wood. The exterior of the house has been designed to enjoy outdoor life to the fullest: a beautiful pergola leans against the entrance to the kitchen, under the shade of a centuries-old oak tree; there is also a canopy and an outdoor kitchen, equipped with a wood-burning oven, barbecue and a large table for some happy moments with family and friends. In the adjacent land, perfectly flat, there is a possibility to install a fabulous swimming pool to complete the quality of living. The property can be reached by a non-asphalt rural road that branches off from the provincial road and climbs up the small hill, where you can enjoy the views of the Merse valley and the Sienese hills. The surrounding lands of approximately 3 hectares (1 hector = 10.000 sq meters) have various areas including the olive grove with about 100 plants right next the farmhouse. It is a welcoming place, where life flows in union with nature, where you can find the tranquility of the countryside while being close to the town and the typical attractions of the area: it is situated just 10 minutes away from the town of Chiusdino, 30 minutes away from the city of Siena, a renowned Tuscan jewel, 40 minutes away from the seaside and 10 minutes from the Abbey of San Galgano. Thanks to its strategic position, this characteristic Tuscan farmhouse offers the possibility of living far from the stress of the city, but at the same time being well connected to the main communication routes and essential services. If you dream of a house in the countryside, but you don’t want to give up on comfort and modernity, this farmhouse is the ideal solution for you. Don’t miss the opportunity to purchase a unique property immersed in the beauty of Tuscany.

Details

Property ID: CBI170-2626-234	Surface: 152.00 m²
Rooms: 4	Garden: Privato, 320 sqm
Bathrooms: 2	Energy Class: F EP glnr: 153.93 kwh/m²
Bedrooms: 2	

Property Features

- Floor: Building
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 152.00 m²
- Rooms: 4
- Bedrooms: 2
- Bathrooms: 2
- Kitchen: Habitable
- Position: Touristic
- Shower: Yes
- Parking space: Uncovered
- Garden: Private, 320 sqm
- Fireplace: Yes

Images

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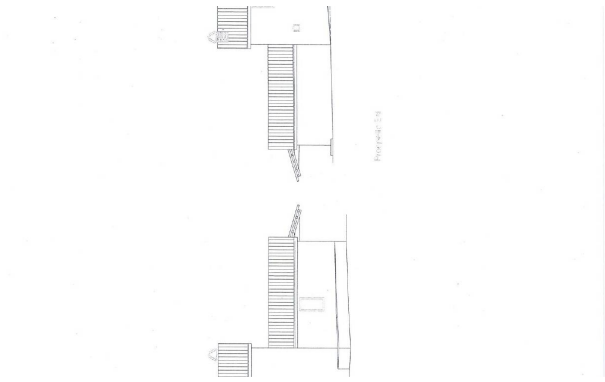

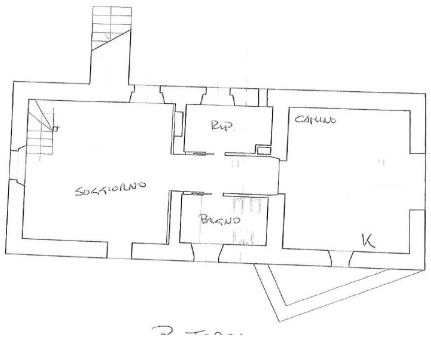
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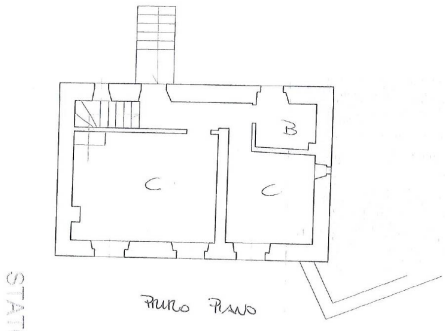
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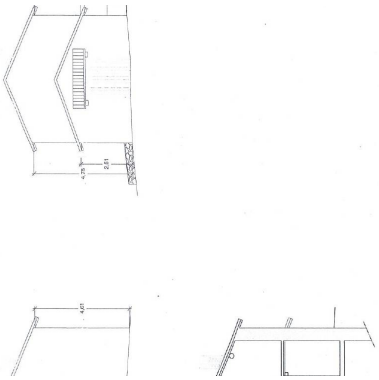

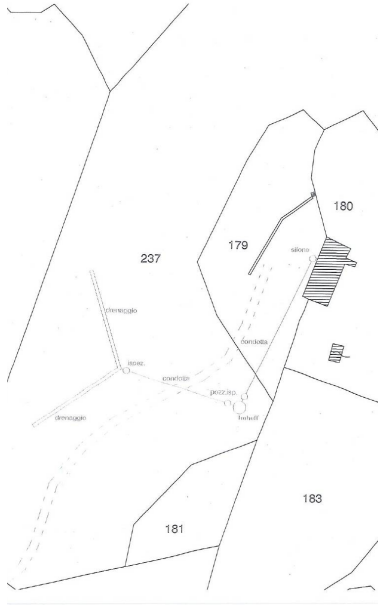
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