



Ref.: 11054 - Montequarata, Lucignano, Tuscany

4 Bedroom villa with guest accommodation, terraced olive groves and small vineyard close to Lucignano

€ 3,450,000

A charming villa set in the most idyllic of locations, both private yet within easy walking distance to Lucignano. The sale includes a large barn annex for guest accommodation, a staff cottage, gym and sauna building next to the panoramic swimming pool and magnificent grounds. The villa itself has 4 spacious suites and large reception areas whereas the barn annex has been transformed into a beautifully designed, 2 storey guest house that maintains its original capriata beam, 'salta di gatto' open brick work and central stone column. With organically shaped pool, sauna annex and views to die for, this is the ideal Tuscan retreat.

Property type: Farmhouse

Floors: 2

Kitchen: 1

Property size: 640 sqm

Shared environments: Entrance hall, 2 reception, study, dining room, playroom, utility room, cloakroom

Outbuildings: 330 sqm

Structural condition: Restored

Bedrooms: 4+3

Bathrooms: 5

Land: 12 ha (acres 29.65)

Rooms: 20,5

Area:

Within walking distance from the beautiful and surprisingly busy town of Lucignano, where you can find every day amenities as well as popular restaurants and shops. Siena and access to the A1 leading to Arezzo, Florence and Rome are all within easy reach. The surrounding countryside is a patchwork of cypress and olive trees, vineyards and rolling hills set with the backdrop of Monte Amiata in the distance.

Land:

The villa is being sold with its 12 hectares of land, including 700 olive trees, a small vineyard and wonderful pool area over looking the countryside below. There are currently 2 working wells providing water for the house and irrigation. The generous amount of land lends itself to wonderful strolls amongst the terraced olive groves bordered by beautiful dry stone walls.

Outbuildings:

Barn annex (160 Sq.m.) 2 storey independent guest accommodation with sitting room, small kitchen, dining room and bedroom with ensuite bathroom with gas CH

Staff cottage (130 Sq.m.) plus independent suite for babysitter

Gym and Sauna (40 Sq.m.) with changing and shower room

Ex-stables - used for storage

Cantina for wine and olive oil

Accommodation:**Ground floor:**

Large entrance hall with study area, cloakroom and shoe cupboard

Travertine floors and central archway, antique wooden doors

Playroom with bathroom 1 and independent exit to garden

Reception room 1 with sitting area and separate TV area with fireplace

Doors to garden and covered pergola

Reception room 2 with study and sitting area divided by fireplace, hand made 'cotto' floors, beams and central archway features

Beautiful views to Monte Amiata

Dining room with corner fireplace and doors to patio

laundry room

Kitchen with exit to driveway

Cotto stairs to first floor

Wide landing

Bedroom 1 with beautiful views down to the valley

Ensuite bathroom 2 with dressing area, bath and shower

Bedroom 2 currently used as large walk in wardrobe

Ensuite bathroom 3 with shower

Bedroom 3 with wooden floors and views to olive terraces

Ensuite bathroom 4 with bath

Exit from landing to roof terrace, views across pool to valley and to Monte Amiata

Bedroom 4, large room with dressing area, sitting area and wonderful views

Ensuite bathroom 5 with bath and large shower









Garage

Electricity: Mains

Heating: Oil

Olives 700

Other Features: alarm; Window grates; Internet; Gym; Swimming Pool; Sauna; Telephone; Satellite TV;

Cantina

Energy class: G (epgl 382.6 &461.7 kWh/m*anno)

Water: Well

Vineyards

Distances: Arezzo km 26, A1 Autostrada km 21, Florence km 87, Lucignano km 1.8, Rome km 184, Siena km 49.7

Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town