



Ref.: 11112 - Casa Chio, Castiglion Fiorentino, Tuscany

Unique farmhouse with flexible accommodation, impressive views and olive groves close to Castiglion Fiorentino

€ 1,300,000

A unique mix of traditional and modern greets you as you enter this property, the pretty stone building and landscaped grounds contrast perfectly with the clean, modern interiors. Offering flexible accommodation ideal for guests or rentals, with just 2 bedrooms in the main house, 2 across the courtyard in the cottage and a further suite in the pool house. The gardens are terraced, offering fabulous views down the valley to Castiglion Fiorentino, with approximately 400 olive trees and a secluded and private pool area this property could be the perfect rental property or family holiday home.

Property type: Farmhouse

Floors: 2

Kitchen: 1

Property size: 360 sqm

Shared environments: Emtrance, reception room, dining room, cloakroom, pool house

Outbuildings

Structural condition: Restored

Bedrooms: 4+2

Bathrooms: 4

Land: 3.5 ha (acres 8.65)

Rooms: 14,5

Area:

Castiglion Fiorentino is the slightly lesser known yet equally beautiful neighbour town to Cortona. With spectacular views over fields and woodland and within easy reach of Arezzo, Perugia and Siena, the station also offers direct trains to Florence.

Land:

The sale includes around 3.5 hectares of land, with approximately 400 olive trees. The garden is terraced, with dry stone walls, archways and cypress trees, all looking out over the spectacular open views to Castiglion Fiorentino. There is a large covered terrace for dining and private area around the pool for sun bathing.

Outbuildings:

Pool House - Changing room and bathroom on ground floor and Guest suite with bathroom and shower on the first floor

Boiler room

Laundry

Accommodation:**Main House**

Ground floor: Entrance hall with feature spiral staircase, grey tiled floors and white beams
Sitting room with fireplace and exposed stone wall

Dining room with barrel vaulted ceilings and exit to courtyard

Guest Cloakroom

Kitchen with door to rear of house and external staircase

Spiral Stairs leading to ;

First Floor: Landing

Bathroom 1 with large shower

Master Suite with sitting room and fireplace, bedroom 1 with walk in wardrobe

Bedroom 2 with sloped ceiling and white beams

Bathroom 2 with dark blue tiles

Second House:

Sitting room/Library with views to valley, can be used as extra bedroom if necessary

Bedroom 3

Ensuite bathroom with mini bath

External stairs to;

First floor - Bedroom 4 or office with ensuite bathroom and mini bath

Lower ground floor: **Caretaker's apartment** with Kitchen/sitting room, bedroom and bathroom









Electricity: Mains

Heating: Gas

Garden

Olives 400

Energy class: Request in progress

Water: Well

Olive grove 1.2 ha

Other Features: Internet; Swimming Pool;
Telephone;

Distances: Cortona km 17, Florence km 98,
Arezzo km 24, Castiglion Fiorentino km 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

