



Ref.: 11142 - Fontepinella Il 2021, Chiusi, Tuscany

Classic, fully restored 300 sq.m. farmhouse near Chiusi

€ 550,000

A handsome stone and brick farmhouse, registered as two apartments though with an internal staircase that joins both parts transforming it into a five bedroom four bathroom comfortable home. The main living accommodation is on the top floor providing up to three bedrooms a well equipped kitchen and large light spaces. The enclosed garage and boiler room is incorporated on the ground floor. The house is surrounded by a mature garden with land falling down to a large field. A small outbuilding provides ample storage for garden equipment.

Property type: Farmhouse

Floors: 2

Kitchen: 3

Property size: 300 sqm

Shared environments: 2 living rooms, 2 kitchens

Outbuildings: 100 sqm

Structural condition: Habitable

Bedrooms: 5

Bathrooms: 4

Land: 10861 sqm (acres 26838.1)

Rooms: 15,5

Area:

The property sits on the promontory of a hill with views to the surrounding countryside. It is accessed by about 2km of a wide well maintained white road and is just 3.5 km from the A1 Autostrada at Chiusi/Chianciano and about 15 minutes from the mainline railway station in Chiusi making it an ideal location for ease of communication.

Land:

The garden stretches up on either side of the avenue which is illuminated at night and surrounds the house sloping down in landscaped terraces to the large field ideal for planting olives. The house is surrounded by a profusion of flowering shrubs to provide extra privacy. In addition to mains water there is also an excellent well which provides enough water for irrigation as well as the house. Mains is used only in case of a shortage, both systems are treated with a water softener.

Outbuildings;

Stone building ex pig sty which is used for storage

Accommodation:**First floor:**

Entrance via the external staircase
 Large, light living room (6.25 x 3.15m.) with windows on either side, open fireplace
 Kitchen (4.93 x 3.15) with ample workspace and double hand carved travertine sink
 Dining room with storage cupboard
 Master bedroom 1
 Master bathroom 1 with large shower and window
 Internal stairs to ground floor
 From the living room, corridor to sleeping quarters
 Bedroom 2
 Study/bedroom 3
 Bathroom 2 with shower, finished in pink and white tiles

Ground floor:

Independent entrance under the loggia
 Kitchen with Vaulted ceilings,
 Large living/dining room? divided by a wide arch with a kitchen area and woodturning stove
 Bedroom 4
 Bathroom 3 finished in pink and white tiles
 Bedroom 5
 Bathroom 4 finished in blue and white tiles.
 Internal stairs to first floor







Garage: 25 sqm

Heating: Gas

Garden

Distances: Arezzo km 66, A1 Autostrada km 3.5, Chiusi km 5.5, Montepulciano km 21, Perugia km 53, Rome km 136, Siena km 76

Electricity: Mains

Water: Mains

Other Features: Automatic gate; Entryphone; Outdoor lighting; Window grates; Well;

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

