



## Ref.: 11014 - Belvedere Antico, Lucignano, Tuscany

*Imposing Tuscan country estate with 1700 olives and further land close to Lucignano*

€ 4,200,000

A majestic farmhouse dating from 1861 with central courtyard and loggia feature immersed in approximately 32 hectares of land including 10 hectares of olive groves. The main house has a fabulous new kitchen and conservatory, spacious sitting rooms and 4 bedrooms. Situated close to the lively town of Lucignano the estate also offers ample guest accommodation, a stunning swimming pool and landscaped gardens surrounding the buildings. There is also an approved project to create a large garage and a staff apartment using volume from the old stable block. The perfect summer residence for a large family or those wishing to invest in rental property.

Property type: Farmhouse

Floors: 2

Kitchen: 1

Property size: 549 sqm

Shared environments: 2 Reception rooms, Entrance hall, conservatory, dining room, 2 studies, cloakroom, gym

Outbuildings: 170 sqm

Structural condition: Restored

Bedrooms: 4+3

Bathrooms: 4

Land: 32 ha (acres 79.07)

Rooms: 21

### **Area:**

Lucignano is a surprisingly busy town, even throughout the winter months. Excellently placed for access to the A1, Arezzo and Florence, not to mention Sinalunga, a sprawling town with a pretty medieval centre where all amenities can be found, including a cinema. In an area famous for its thermal spas, the nearest can be found at Rapolano Terme. The surrounding countryside is rolling hills dotted with olive groves and cypress trees, looking up to the castle of Calcione.

### **land:**

There are approximately 32 hectares of land included in the sale, comprised of woodland, 10 hectares of olive groves boasting 1700 trees, a vegetable garden, kitchen herb garden and 5 hectares of fenced, landscaped gardens surrounding the house and annexes. An unusually shaped, infinity edge pool sits below the house positioned to enjoy the best of the views, here you can find a large pergola with outdoor grill for summer dining and a pool shower room below.

### **Outbuildings:**

**The 'Casetta'** - Newly renovated, large guest apartment with 2 bedrooms and bathrooms, spacious reception/kitchen and mezzanine floor

Below there is a games room, oil storage room and technical room for the water cistern, softener and purifier, cantina and laundry.

**The 'Casina'** - further guest accommodation with sitting room/kitchen, bedroom and bathroom with bath,

**Stables** - to restore. A project includes a photovoltaic system on the roof of this building.

### **Main house Accommodation:**

#### **Ground floor:**

Courtyard with original bread/pizza oven  
Independent guest/nanny accommodation currently used as a gym

Entrance hall with tiled 'cotto' floor  
cloakroom

Exit to terrace and gardens overlooking pool area

Kitchen, recently completely renewed and includes a Ilve stove, large central island and clever storage. The ceilings are vaulted and floors are in pale wood.

Door to terrace and breakfast area

Steps down to newly built conservatory for dining

Large sitting room with fireplace, barrel vaulted ceilings and doors to terrace

Old kitchen and dining room, currently used as study and boot room

Original stairs to **first floor**;

Hallway with storage

Bedroom 1 with joining enclosed loggia overlooking courtyard

Bathroom 1 with bath, walk in wardrobe

Bedroom 2 overlooking the 'Casina'

Sitting room 2 with huge fireplace and beams

Exit to enclosed loggia, overlooking courtyard, currently used as study 2

Bedroom 3 with views to garden

Bathroom 2 with corner bath

Bathroom 3 with shower

Bedroom suite 4, large double room with central arch to divid dressing room/study area from bedroom

Ensuite bathroom 4 with jacuzzi bath/shower









Garage: 149 sqm

Electricity: Mains

Heating: Gas

Woodland 16.8 ha

Garden

**Other Features:** alarm; Window grates; Internet; Automatic Irrigation; Swimming Pool; Satellite TV; Flyscreens;

Barn: 210 sqm

Energy class: G (epgl 310,2 kWh/m\*anno)

Water: Well

Equestrian

Olive grove 8.7 ha

**Distances:** Arezzo km 30, Florence km 88, Lucignano km 5, Rapolano Terme km 18, Sinalunga km 13

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

