WONDERFUL PROPERTY BETWEEN SIENA AND AREZZO

Ambra, Tuscany, Italy

Location: Ambra

Type of building: Country Home

General conditions: well restored

Living area: 500 m2

Land: 5 ha

Requested price: 980.000 €

4 4

The property is located in an area of Ambra Valley of great environmental value and consists of several buildings: a country house (the main building), the barn and the stables. The main building was built around 1600 and the last renovation, made keeping the original plan with particular attention to the use of materials and finishings, dates back to the eighties. Its area of 373 sqm spreads over two floors,

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL PROPERTY BETWEEN SIENA AND AREZZO

Ambra, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL PROPERTY BETWEEN SIENA AND AREZZO

Ambra, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL PROPERTY BETWEEN SIENA AND AREZZO

Ambra, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL PROPERTY BETWEEN SIENA AND AREZZO

Ambra, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL PROPERTY BETWEEN SIENA AND AREZZO

Ambra, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL PROPERTY BETWEEN SIENA AND AREZZO

Ambra, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

WONDERFUL PROPERTY BETWEEN SIENA AND AREZZO

Ambra, Tuscany, Italy

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.

Ambra, Tuscany, Italy

which are connected by both an internal staircase and externally by a pretty characteristic staircase with porch. Entering the ground floor you pass under a large wooden pergola covered with climbing plants, there are then a large kitchen with characteristic fireplace and oven, divided from the living room by an arch, a bedroom / study, a shower bathroom, a laundry room and a convenient pantry. Passing under the large portico you go to the first floor that includes: a living room with a massive fireplace, a large kitchen, two double bedrooms and a bathroom serving both bedrooms, with entrance from each of them. Also pertaining to the house, there are an independent utility room of 20 sqm and another room defined "shed" of 30 sqm used as a winter greenhouse / limonaia because it has removable windows with wood frame, to use according to the season. Not far from the main house there is a building once used as barn, restored as well, consisting of two floors connected by an indoor staircase, with a surface of ca. 130 sqm. On the ground floor you enter a spacious living room with wood stove, a dining room with fireplace, a kitchen, a bathroom with shower and toilet, and a laundry / storage room. A staircase from the living room leads upstairs where you find a large master bedroom with bathroom and a beautiful covered terrace. Currently the barn is used as a

Case & Castelli Real Estate - Inh. Judith Lanyi Aunhamer Weg 45, 94086 Bad Griesbach USt-IdNr.: DE 278778156 Copyright © 2009. All Rights Reserved.