

ANDREJ AVI
REAL ESTATE

CIVITELLA IN VAL DI CHIANA · VAL DI CHIANA

Tuscan Villa with Olive Grove, Pool and Panoramic Views

€ 395,000

REF TO-01 · CONFIDENTIAL

Property Details

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5 BEDROOMS	1 BATHROOMS	300 m ² LIVING AREA
1.790 m ² PLOT	1800 YEAR BUILT	Villa PROPERTY TYPE

Description

Origins circa 1800, hilltop position above Ciggiano, municipality of Civitella in Val di Chiana, province of Arezzo. Two floors, 300 sqm living area, 5 bedrooms, 1 bathroom. The 1,790 sqm grounds include approx. 60 olive trees, fenced garden, pool and pergola.

Ground floor: entrance with stone arch, living room with fireplace and terracotta flooring, dining room, kitchen. Upper floor: five bedrooms, bathroom, loggia overlooking the valley. Wrought-iron railings on the staircase, original wooden beam ceilings.

The pool sits south-west of the house with unobstructed views across the Val di Chiana to Monte Amiata. Adjacent pergola, barbecue area and shaded seating beneath old olive trees. The grounds are fully fenced.

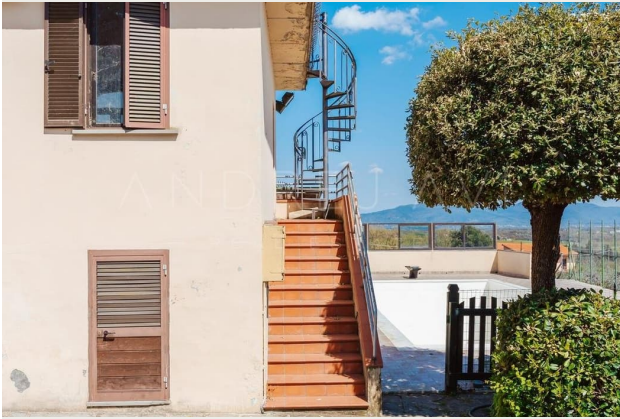
Outbuilding with separate access, suitable for conversion to guest house or storage. Garage, dual driveway access. Habitable, with potential for renovation and enhancement. Arezzo 20 minutes, Cortona 25 minutes, Florence 1 hour.

Features

Pool	Outbuilding
Olive Grove	Garage
Panoramic Views	Fenced Grounds
Garden	Dual Access







Contact



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