

# TUSCANY

## LUXURY REAL ESTATE

RIF. V000085 - SIENA:VILLA WITH GARDEN - AREA: Sant'Andrea - Ginestreto - Fogliano



SIENA. An elegant villa for sale located just a few km away from the city centre. The property is set in a lovely housing estate, boasting a panoramic view towards the old town. The ground floor of the villa is made-up of a cozy and spacious entry way leading to the large lounge featuring two glass walls onto the garden, living room with ancient marble fireplace connected with the dining room, eat-in kitchen designed in typical style onto the patio, laundry room and relax room; a marble staircase leads to the first floor comprising a master bedroom with terrace, wardrobe (which could be converted as bedroom), bathroom and additional bedroom with en-suite bathroom. An underground cellar is also included. Thanks to the private surrounding garden of approximately 1,500 sq.m , the property enjoys a total privacy. The villa is the result of a total and meticulous rebuilding which dates back 2010, combining to the highest standards: aluminium windows with double glazing, reinforced door, under floor heating system, air conditioning, solar panels, alarm system including cameras, irrigation system.

*This document is not contractual and has been established according to the directions given by the owner. It is provided for information purposes only, real estate Brogi shall not be held liable.*

**Area:** Sant'Andrea - Ginestreto - Fogliano  
**Sq. m.:** 230  
**Rooms:** 3  
**Floors:** 2  
**Price:** € 690.000

**District:** Siena  
**Land:** 0  
**Bathrooms:** 3  
**Pool:** No

[Print brochure](#)

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