



## Villa Angela



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,521,384.51

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Tuscany
Πόλη:	Casole d'Elsa
Δημοσιεύθηκε:	09/04/2026
Περιγραφή:	

In a private and peaceful setting, we offer for sale a charming property composed of two independent residential units, with a total surface area of approximately 750 mq, surrounded by a spacious private garden of about 1,620 mq. The residence enjoys breathtaking views over the gentle hills of the Montagnola Senese, stretching from Monte Maggio to Montarrenti, with the unmistakable profile of Monte Amiata completing the panorama. The main villa, measuring approximately 470 mq, stands out for the elegance of its entrances, featuring a striking external staircase and a refined loggia. On the ground floor it offers a bright living room, dining room, kitchen, two generous double bedrooms (one with walk-in wardrobe), a bathroom, and service areas; from the living area, an elegant exposed wooden staircase leads to the attic floor, where a prestigious suite unfolds, comprising a study, internal balcony, additional study room, spacious bedroom, bathroom, walk-in closet, charming pocket terrace, and further service rooms. The basement level, internally connected, hosts a characteristic rustic area with kitchen and wood-fired oven, dining room, large room with fireplace, cellar, and technical rooms. The dependance, approximately 280 mq and with independent entrance, features a pleasant loggia, living room with fireplace, dining area, kitchen, two double bedrooms, bathroom, and accessory spaces; on the lower floor it offers a large garage, bathroom, and cellar. The two units are harmoniously connected by a spacious veranda with direct access to the rear garden, ideal for enjoying relaxing moments outdoors.

Built in 1980, the property retains high-level construction features and quality finishes, with parquet flooring, solid wood window frames, and refined details that reflect the standards of the period.

The property is equipped with a heating system and hot water production powered by a methane boiler. It



is connected to the municipal water supply and includes a water collection tank, ideal for garden irrigation. A gated entrance ensures comfort and security, and the well-exposed roof slopes offer the possibility of installing photovoltaic panels, providing significant potential for energy efficiency improvements.

Thanks to its generous size, two independent units, and functional layout, the property lends itself to multiple uses: ideal as a prestigious main residence or as a home for multiple families, with spacious indoor and outdoor areas easily customizable. The dependance allows maximum privacy or can be used for guests or rental purposes.

The property is located in the municipality of Casole d'Elsa, close to all essential services. Other nearby destinations include Colle Val d'Elsa (about 20 minutes), Poggibonsi (about 30 minutes by car), and Siena (about 40 minutes). The nearest airports are Florence (1 hour by car) and Pisa (approximately 1 hour and 30 minutes).

For every property acquired, the Great Estate group carries out a technical due diligence review through the seller's appointed surveyor, which enables us to gain a detailed understanding of the planning and land registry status of each property. This due diligence review may be requested by the client once they have expressed a genuine interest in the property.

The property is registered to a natural person. Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Κατάσταση: Reformed  
Κατασκευάστηκε: 1980

## Κοινά

Μέγεθος αυλής: 1620 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/KPMQ-T2524/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2524/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10416

