



## VILLA NERONI



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 732,568.9

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Sinalunga
Soumis:	26/03/2026

### Description:

A few steps from the center of Sinalunga, conveniently reachable on foot, we offer for sale a splendid modern villa arranged over three levels, characterized by spacious, bright, and well-distributed interiors. On the ground floor, a generous entrance hall welcomes you and leads to the living area, composed of several spaces dedicated to conversation and enhanced by large windows that fill the rooms with natural light. From here there is access to a livable terrace with a pleasant view over the town. On the same level, there is also a dining room, also with direct access to the terrace, a spacious and functional kitchen with access to the garden, a guest bathroom, and a convenient garage. The first floor, connected by an elegant internal wooden staircase, hosts the sleeping area consisting of three bedrooms, two of which feature ensuite bathrooms, as well as an additional terrace. The basement level includes a tavern room, a storage room, a laundry room, and a technical room. Completing this level are an external portico and a woodshed with independent access. Externally, the property is surrounded by approximately 2,255 square meters of land, enriched by 15/20 olive trees, fruit trees, and a well-maintained botanical garden.

The villa was built in the 1970s and retains the typical features of the period, with generous spaces and large openings that ensure excellent natural light. The first floor is finished in parquet flooring, the window frames are wooden with double glazing, and there are high-quality stoves by the Norwegian brand Jotul.

The property is equipped with all utilities. The heating system is autonomous and powered by natural gas, integrated with wood-burning stoves and fireplaces. The water supply is ensured both by the public aqueduct and by a private well used for irrigation. Air conditioning and internet connection are also



available.

Thanks to its strategic location and close proximity to the main amenities, the property is perfectly suited both as a primary residence and as a holiday home.

The villa is located in Sinalunga, in a convenient position close to all amenities. Among the main nearby destinations: Montepulciano (20 minutes), Pienza (approximately 30 minutes) and Cortona (approximately 30 km). The nearest airports are Perugia (about 1 hour) and Florence (about 1 hour and 20 minutes).

The Great Estate group carries out a technical due diligence on every acquired property, through the seller's appointed technician, allowing us to thoroughly understand the urban planning and cadastral status of each asset. This due diligence may be requested by the client upon expressing genuine interest in the property.

The property is registered to a private individual.

Condition: Reformed  
Année: 1973

## Commun

Dimesions du lot: 2255 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2500/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2500/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10298

