



## FOCAIOLE ALTA 2 STANDARD



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 871,869.3

### Location

Country: Italy  
State/Region/Province: Tuscany  
City: San Casciano dei Bagni  
Posted: Feb 08, 2023

### Description:

Newly built villa in Tuscany - Focaiole Alta 2. A stone's throw from the Terme di Fonteverde, in the most panoramic point of San Casciano dei Bagni, with a beautiful view of the valley and the historic center of the town, detached villa of about 250 sqm. on three levels (about 150 of living space on two levels and 100 square meters of ancillary rooms in the basement) with a private garden of about 300 square meters. as well as porches, pergolas and balconies. Currently to be built (the photos represent both the rendering of the finished property and some examples of similar villas already built by the Construction Company). The property will be located in the splendid Focaiole Alta residential complex, located just 500 meters from the historic center and the Terme di Fonteverde, in a unique context for the beauty of the landscape and the proximity to all services. The houses will be perfectly integrated into the surrounding architectural and environmental context, they will be built by a local construction company that takes great care and particular attention in reproducing the typical characteristics of the Tuscan building tradition. They will be equipped with every comfort and in Energy Class A ++. There is a wide range of internal customization possibilities. Internally the property will have the following layout: BASEMENT FLOOR: garage, tavern, technical room and laundry GROUND FLOOR: kitchen with dining room, living room, bathroom, dressing room, balcony, double pergola and porch FIRST FLOOR: 3 bedrooms and 3 bathrooms (two bedrooms will have en suite bathrooms), and 4 panoramic balconies. PRIVATE GARDEN of about 300 square meters.

The detached villa will be built with a reinforced concrete structure partially covered with local stone and partially plastered. The internal floors will be built in concrete and plastered, furthermore at the request of the buyer, wooden beams and terracotta tiles may be added. The internal floors will be in wood and the



floorings of the bathrooms will be in natural stone. The windows will be made of wood with low-emission double glazed shutters (as required by law), the roofs with Tuscan tiles and pantiles, the eaves in wooden joists and terracotta bricks, the pergolas in wrought iron. Thanks to the skilful processing of the materials and the choice of composition, the villas will be perfectly integrated into the surrounding environment.

The property will be equipped with all utilities such as drinking water, electricity, municipal LPG heating, fixed telephone network with optic fiber Internet coverage, it will be equipped with state-of-the-art systems that will be built in accordance with the law, to guarantee the containment of energy consumption and the exploitation of renewable resources, in particular photovoltaic panels and heat pump heating system (which will use the electricity produced by the photovoltaic system) and rainwater recovery tank. The heating system will have a hot / cold fan coil with single controls in all rooms. Video surveillance system. Energy Class: A ++.

A wonderful property ideal as holiday house or as main home. It has a wonderful panorama and a convenient location near all the necessary services as the town and the spa are reachable within in few minutes walk. The property is perfect for whoever loves San Casciano dei Bagni and the renowned Fonteverde spa.

San Casciano dei Bagni is a small medieval town of great charm both for the beauty of its characteristic historic center, and for the presence of the Fonteverde spa, known and renowned throughout the world for its elegance and the properties of its waters. Focaiole Alta 2 is a residential complex located just 500 meters from the historic center and the Fonteverde Spa, in a unique context for the beauty of the landscape and proximity to all services. San Casciano dei Bagni is in the heart of Tuscany, near all the most famous medieval villages such as Pienza, Montepulciano, Cetona, Montalcino, Siena, Arezzo, Cortona, Città della Pieve, Orvieto and Perugia.

The estate will be realized through regular building permits and in accordance with it. The preliminary project exposed in this brochure could be revised and modified during the issue of the permit by the Municipality of San Casciano dei Bagni.

The property is owned by a Building company and the tax will be 10% if purchased as second house or of 4% if bought as first home. The payment of the estate will be divided into rates to be paid during the progress of the works as well as an initial deposit and the final payment. The building company will issue the regular guarantees when receiving each payment, according to the law.

Condition: Reformed  
Built: 2015

### **Common**

Lot Size: 300 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/KPMQ-T1178/?utm\\_camp](http://www.arkadia.com/KPMQ-T1178/?utm_camp)



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**Contact information**

IMLIX ID:

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