



Loro Ciuffenna

AR - Toscana

€ 530.000

Beautiful and charming property, full of potential, located in the heart of Tuscany near Loro Ciuffenna

This enchanting property, just 300 meters from the charming village of Poggio di Loro near Loro Ciuffenna, offers perfect settings for a peaceful retreat in the heart of Tuscany. The main house offers plenty of space and character. The first floor, already renovated, includes a large kitchen, a bathroom, a living room, and three spacious bedrooms. The rustic ground floor needs renovation, and with several large rooms and direct access to the private garden, it offers an opportunity to create additional living spaces, a home office, or even a wine cellar. The converted barn is perfect for hosting guests or family. It features an open-plan kitchen and living area on the ground floor and two cozy bedrooms and a spacious bathroom on 1st floor. Both units are in need of modernization, but can be inhabited as are. In front of the main house is a lush, private garden, boasting stunning views of the rolling Tuscan hills as far as the eye can see.



1750

2

2

5

12

65000

300

G

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Real Estate

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REF. NO.
CH 282

PROPERTY TYPE
Detached house



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The estate consists of two traditional stone buildings sharing a large yard – a main house and a converted barn – perfect for the large family or those looking to rent part of the property to tourists.

Although the barn and the first floor of the main building already have undergone some renovation, the entire property could benefit from modernisation to meet contemporary standards.

The main heat source for the main building is LPG gas, while the converted barn does not have heating installed.

It is possible to create separate outdoor areas for each unit, thus guaranteeing complete privacy even if part of the property is used for rentals.

SURROUNDING AREA

The property's location provides a perfect mix of seclusion and access to Tuscany's most famous destinations. Whether you're seeking cultural immersion, outdoor activities, culinary delights, or simply a peaceful retreat surrounded by stunning natural beauty, this area has something for everyone.

Loro Ciuffenna is famously known as one of the most beautiful villages in Italy, with its charming medieval stone houses, narrow streets, and the river that flows through the town. Poggio di Loro is a small, quiet hamlet, located just 300 meters from the property, offering stunning panoramic views over the surrounding countryside. It is perfect for those who love hiking or cycling, as it's surrounded by scenic trails.

The area offers culinary great experiences in traditional trattorias as well as refined restaurants.

The property is easily accessible via the A1 highway, one of Italy's main motorways, connecting you to key destinations such as Florence, Rome, and Milan. Florence Airport is the closest, approximately 1 hour by car (70 km) while Pisa International Airport is about 1 hour 40 minutes away. With easy access to Florence, Siena, and the Chianti wine region, it's a prime location for those looking to experience the best of Tuscany.

PROPERTY INFORMATION

Location	Loro Ciuffenna
Province	AR
Region	Toscana
Property type	Detached house
Year built (estimated)	1750
Year restored	
Surface area (sqm)	65000
Living space (sqm)	300
Levels	2
Bedrooms	5
Bathrooms or half bathrooms	2
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	625
View	Nature/hills
Access road to property	Gravel road
Distance from main road (meters)	200
Nearest airport	Firenze
Distance to nearest airport (km)	70
Nearest grocery store (km)	3
Nearest restaurant (km)	3
Cities nearby (less than 1 hour)	Arezzo, Firenze, Loro Ciuffenna, Siena