



Villa Striano, Tuscany

A rare opportunity to purchase this 6 bedroom luxury villa, renovated to a very high standard 360° views across 21 acres of private land set in the beautiful Casentino Valley in Tuscany, Italy

**Offers in the region of
€1,800,000**

The Lemon Tree Company has been retained to sell this superb property comprising 6 double bedrooms, including the master suite with separate dressing room, all 6 with en suite and well appointed bathrooms, 3 large living rooms and luxury kitchen equipped to the highest standards.

A separate annexe, the little house to the right of the main house in the photograph, houses a further double bedroom, family sized sauna room and changing rooms. The large infinity pool, the terraces, surrounded by landscaped and well stocked gardens all provide the perfect spot to relax and soak up the outstanding views.

Villa Striano is around 10 minutes leisurely drive to the nearby town of Talla which offers good restaurants, shops and communication links. It is roughly equidistant (30 minutes) to the larger towns of Arezzo and Bibbiena whilst the medieval and small cosy town of Poppi, right in the middle of the Casentino Valley, is also easily reached. Florence, Siena and Cortona are all around an hour's drive away and Pisa takes just two hours by car.



Financials

Villa Striano has been used by its current owners for family holidays and discerning renters alike. Its layout, incorporating a ground floor bedroom, separate entrances and the stand-alone annexe, makes it perfect for large families and varying ages. Rental income for 2008 was €4900 per week mid-season, €5900 per week high season. On this basis, full annual maximisation of rentals should achieve €150,000.

Maintenance and rental management is provided for the current owner by a reliable local company.

The Lemon Tree Company

We are a niche service in the huge and often impersonal world of international property and finance. We offer a highly specialised service sourcing the property, and often the acquisition finance too, for UK and Overseas buyers and borrowers. The Lemon Tree Company also uses trusted contacts who may complete the

provision of vital services for the best solution to you, the individual client.

Why invest in Tuscany?

- * Low cost airline access via Florence or Pisa
- * Tourism hotspot attracting 10% of all holidays in Italy
- * Local tourist industry forecast to be €30million by 2016
- * A European and USA top 5 destination
- * Superb year round climate with long rental season
- * Sustained property price growth

What Next?

Further details are available from the Lemon Tree Company. Interested parties are strongly advised to arrange a personal viewing with Chrissie Ballantyne of the Lemon Tree Company at an early stage



"I have personally visited this Villa and cannot recommend it highly enough. It is absolutely beautiful and so many features impossible to highlight them all in this sales brochure. I do strongly advise an early visit to see for yourself the sheer quality of the construction and the awe inspiring location."

Chrissie Ballantyne, The Lemon Tree Company

Property Background

The property was acquired several years ago by current owner who commissioned the top Italian architect, Sergio Porcellotti, to renovate into its current luxury form.

Personal touches include hand-crafted wooden shutters to authentic Tuscan design, fully functioning Aga and kitchen fitted with Italian black marble surfaces and large Travertine double sink.



THE
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COMPANY



View video at: <http://www.new-edge.tv/Striano.html>