

Villa Lucignano is placed in a **small Tuscan village**, just a few minutes from Arezzo, Cortona and Trasimeno Lake.

This modern villa is surrounded by greenery, part of which inhabited by the owners. It is located on the top of a hill from which guests will enjoy a picturesque view of the **historic center of Lucignano, placed at a walking distance**. It has 6 beds, three bedrooms and two bathrooms, with large kitchen and living room for a total area of about 100 square meters. The park of the villa is completely fenced and inhabited by family cats and a small dog.

Villa Lucignano opens onto the garden that leads to the **swimming pool, equipped with shower, a solarium** with deck chairs and sun beds. In the garden there's also a gazebo with table, chairs and armchairs. The house is developed in one floor. The kitchen, fully equipped with a dishwasher and a microwave oven, opens onto a terrace equipped for dining.

The spacious living room is furnished with armchairs and TV. The sleeping area is characterized by a corridor overlooking the rooms, one with a private bathroom, and a shared bathroom. Outdoor there's a barbecue and a traditional wood oven. The surrounding **landscape is typically Tuscan**.

The closest motorway is A1/exit Valdichiana, 8 km away from the property.

#### CLOSEST AIRPORTS:

Perugia Sant'Egidio 70 km

Florence Vespucci 80 km

Pisa San Giusto 120 Km

#### PLACES OF INTEREST IN THE SURROUNDINGS (1 hour drive max):

Lucignano, with its medieval historic center, characterized by a unique elliptical plan, 700 mt

Rapolano Terme, a thermal area with two main spas, Terme San Giovanni and Terme Antica Querciolaia, 11 Km

Cortona, one of many Tuscan cities with a history that stretches back to the Etruscan era, 20 Km

Siena, a magnificent city of art with characteristic alleys, wards (rioni) and towers, 34 km

Florence, 70 km