

Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riveccio is not responsible for any inaccuracies, imperfections or anything else.

Villa with barn and 3,5 hectares of land, Chianti Fiorentino Montespertoli (Firenze)

Farmhouse in the Tuscan countryside, set on a hillside at 300 mt./slm, in panoramic position, surrounded by tall trees, enjoys a large outdoor area of about 5,000 sqm fully fenced and 3 hectares of land consisting of woods, small vineyard, and olive grove with over 200 trees.

The villa (300 sqm) was renovated in the year 2000 and it is in good condition, though, it needs upgrades and modernisation works.

This large property consists of two floors, at the ground floor there are three entrances.

Ground floor: a kitchen, two bathrooms with shower, bedroom with two single beds, dining room with fireplace adjacent to the kitchen, large living room with fireplace and access to the covered terrace which offers the ideal space for pleasant outdoor dining.

First floor: master double bedroom with a hall, two bedrooms with single beds, double bedroom and double bedroom with fireplace, bathroom with shower. All bedrooms have air-conditioned.

Basement floor: cellar and boiler room.

The property includes a barn of about 60 sqm to be restored, ideal as a guest house or guardian house, and an above-ground swimming pool.

The house is in the heart of Tuscany, on the hills of Chianti.

Distances: The nearest village with the first basic services is about 3 km. A smaller village with a bar / restaurant / grocery is 1.5Km. Tavarnelle Val di Pesa 7 km, San Casciano val di Pesa 9 km, Montespertoli 12 Km all towns with shops and small supermarkets. San Gimignano 30 km, Florence airport 35 Km, Siena 47 Km, Lucca and Pisa airport 80 km.

Excellent starting point to visit cities such as Florence, Siena, Pisa, Lucca as well as all of the Chianti Classico typical places.

SALE
€ 1.300.000,00

LISTING DATA		COMMERCIAL OFFER	
Published on	17-03-2016	Type of contract	Sale
Reference	508	Price	€ 1.300.000,00
Type	2. Farmhouse - Villa - House		
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Montespertoli	Energy rating	F, EP globale non rinnovabile 197,15 kWh/m ² anno EP globale rinnovabile 0,04 kWh/m ² anno
Province	Firenze	m ²	360
Region	Toscana	Rooms	N. 13
Country	Italy	Bedrooms	N. 7
Location	Countryside	Bathrooms	N. 3
		Terrace	30 sqm
		Cellars	

FLOORS / ENTRANCE	CAR
Nr. Floors 2	Parking place
Independent entrance	

ACCESSORIES	ADDITIONAL DATA
Heating	Free

GARDENS AND GROUNDS	
Gardens	
Adjoining land	m ² 35000



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