

Tuscany Inside

REAL ESTATE

Agency 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 Riviuccio is not responsible for any inaccuracies, imperfections or anything else.

Stunning semi detached villa with swimming pool and 2,5 Hectares of land Certaldo (Firenze)

Superb property located on a hillside just two kilometers from the little town of Marcialla consisting of a semidetached villa, swimming pool and 2.5 hectares of land.

The villa, renovated in the year 2012 with great care and attention, and with the use of high quality materials, is a country house dating from the early 1900s.

It has an area of about 280 square meters and is on four levels:

- On the ground floor: open plan with lounge / dining room with fireplace and large sliding French doors that open onto a terrace ideal for outdoor dining, kitchen, bathroom, utility room, hallway, laundry room;
- On the first floor: reached via a staircase in pietraserena stone, we find - hallway, master bedroom with bathroom with spa bath and walk-in closets, study room/ or bedroom, single bedroom, double bedroom, bathroom with Jacuzzi, storage room;
- On the second floor: "pigeon loft" / gym room with access to the roof terrace
- On the basement floor: billiard-room /TV room, bathroom and storage room.

The land, partially fenced, has an area of about 2.5 hectares with 280 olive trees and a large well kept garden.

The property includes a magnificent swimming pool of about 80 sqm built in 2016.

The building is equipped with:

- Solar panels
- Internet
- Phone line
- Artesian well
- Aqueduct water
- Air conditioned
- Radiant heating system powered by LPG and wood
- Thermo-fireplace

The house is located in a very convenient location, it is only 2 km from a villa of which approximately 1.7Km consist of gravel road. The location is not isolated, due to its proximity to Marcialla, and its proximity to other houses, while maintaining this villa, all its privacy and independence.

Main Distances:

Marcialla: 2 Km
Tavarnelle Val di Pesa: 7 Km
San Gimignano: 30 Km
Siena: 48 Km
Florence: 35 Km
Florence airport: 43
Pisa International Airport: 80 km

THE PROPERTY IS OWNED BY A LTD COMPANY

SALE
€ 1.100.000,00

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LISTING DATA	COMMERCIAL OFFER
Published on 15-12-2016	Type of contract Sale
Reference 602	Price € 1.100.000,00
Type 2. Farmhouse - Villa - House	
Property condition 1. Restored	

GEOGRAPHIC DATA	PROPERTY FEATURES
Municipality Certaldo	Energy rating D EPgl 112,12 kWh/m2 anno
Province Firenze	m² 280
Region Toscana	Bedrooms N. 4
Country Italia	Bathrooms N. 4
Location Countryside	Terrace
	Balconies

FLOORS / ENTRANCE	CAR
Nr. Floors 4	Parking place
Independent entrance	

ACCESSORIES	GARDENS AND GROUNDS
Heating	Gardens
Air conditioning	Adjoining land 2,5 Hectares



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