

# 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 advertisements 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.

### Sold - TYPICAL TUSCAN STONE HOUSE WITH LAND NEAR TAVARNELLE VAL DI PESA, FLORENCE

**Tavarnelle Val di Pesa (Firenze)**

TYPICAL TUSCAN STONE HOUSE WITH LAND NEAR TAVARNELLE VAL DI PESA, FLORENCE

Tuscany Inside Real Estate is glad to offer the sale of this beautiful property consisting of a typical stone farmhouse with dovecote, a ruin of a barn with a front yard, and about 5 Hectares of land.

The property has belonged to the current owner's family since the late 1960s and the renovations date back to around the mid-1970s.

The exterior of the property is embellished with abundant vegetation, centuries-old oaks of particular beauty and majesty and a beautiful panoramic view of the typical Tuscan countryside.

The house offers the visitor the typical warmth and character of the old Tuscan country houses. We enter the house through a large arched French door, which opens into a room with a wood oven, kitchen, large storage / laundry room, service bathroom; via the internal stairs we reach the living room on the upper floor which has a traditional fireplace. This cozy room is the heart of the first floor which leads to the 4 bedrooms, the second kitchen, the bathroom and the stairwell leading to the dovecote on the second floor. On the basement floor there is a useful cellar / warehouse.

This beautiful house is in good and habitable condition though in need of renovation and modernization.

Included in the sale is also a ruin of a barn of about 90 square meters with a typical farmyard in front.

The land has an area of ??about 5 hectares and includes about 100 olive trees in production, about 1 hectare of wood with pines and cypresses, about 1 hectare of olive trees not in production.

The water supply is guaranteed by the public line, the well and a rainwater tank. The heating system is powered by LPG gas

The property is accessed via a short stretch of private gravel road.

Main house, about 375 square meters  
Barn sqm, about 90  
Sqm of private land, about 50,000  
N ° bedrooms, 4  
N ° bathrooms, 2  
N ° rooms, 14

Main distances

Small village with services, about 1.4 Km  
Certaldo, about 6 Km  
Tavarnelle Val di Pesa, about 5 Km  
Barberino Val d'Elsa, about 10 Km  
Siena, about 40 Km  
Florence, about 30 Km  
Pisa airport about 79 Km  
Florence airport,  
Beach / sea, about 90 Km

**SALE**  
**€ 790.000,00**

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| LISTING DATA        |   | COMMERCIAL OFFER  |                           |
|---------------------|---|-------------------|---------------------------|
| Published on        | 23-10-2020  | Type of contract  | Sale                      |
| Reference           | 641   | Price             | € 790.000,00              |
| Type                | 2. Farmhouse - Villa - House  |                   |                           |
| Property condition  | 3. To restore   |                   |                           |
| GEOGRAPHIC DATA     |   | PROPERTY FEATURES |                           |
| Municipality        | Tavarnelle Val di Pesa  | Energy rating     | G, lpe 238,56 Kwh mq anno |
| Province            | Firenze   | m²                | 465                       |
| Region              | Toscana   | Rooms             | N. 14                     |
| Country             | Italy   | Bedrooms          | N. 4                      |
| Location            | Countryside   | Bathrooms         | N. 2                      |
| FLOORS / ENTRANCE   |   | ACCESSORIES       |                           |
| Nr. Floors          | 2   | Heating           | Gpl                       |
| GARDENS AND GROUNDS |   |                   |                           |
| Adjoining land      | ??about 5 hectares and includes about 100 olive trees in production, about 1 hectare of wood with pines and cypresses, about 1 hectare of olive trees not in production |                   |                           |





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