

# Tuscany Inside

REAL ESTATE

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

**Sold - Beautiful renovated country house, with swimming  
pool and land  
Montaione (Firenze)**

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Beautiful renovated Country house, with swimming pool and land for sale.

The Country house is nestled on a lovely hill with breathtaking views.

The country house measures about 600 sqm. The ground floor is all connected and features large halls with splendid exposed brick arches and two fireplaces, a billiard room, two perfectly equipped kitchens, a service bathroom, a gym with a 2x2 meter whirlpool tub integrated into the floor and exercise equipment and another bathroom. Externally, two large loggias offer the ideal space to eat in the shade of the sun or the evening breeze.

The upper floor of the farmhouse offers 6 bedrooms, 6 bathrooms, walk-in closets and a study. From the central hallway you go up to a mezzanine with relaxation seats.

The interiors of the farmhouse are extremely well-finished, with splendid beamed ceilings, brick vaults and stone stairs as tradition dictates but also a contemporary cut, all finished with the highest quality materials. The property is surrounded by one hectare of land and numerous green spaces, where we find a pergola with a wood oven, bbq and a beautiful infinity pool.

A small underground cellar has been restored for the conservation of wines. The strategic location of the farmhouse allows you to reach both San Gimignano and Volterra in 20 minutes by car, the Pisa airport is 50 minutes away, Florence and Siena an hour. At 1 km there is a pretty village that offers a minimarket with local products, bars and two restaurants, as well as other typical places within a few km. It is possible to land by helicopter at the property.

At the moment the farmhouse is divided into two apartments, one in modern style and one in classic Tuscan style, both on two floors and with independent entrance. The two units can easily become one large house. The property is being sold furnished.

Conditions: Finely restored. End of work: 2017.

Land/Garden: The garden of the property has an area of approx. 1 ha, with 200 olive trees, cypresses and hedges, completely fenced and illuminated, also has two entrances with automatic gates.

Swimming pool: Infinity, 6x12m. Hydromassage corner.

Parking space: Uncovered.

Distance from services: 1 km.

Distance from main airports: Pisa 52 km, Florence 73 km.

Gravel road: 1.5 km.

Utilities:

Fixed telephone network: Available.

Wi-Fi: Present.

Heating: Diesel.

Well: For irrigation.

Water: City water network.

Electricity: Available.

Air conditioning.

Two electric gates.

Energy Efficiency Class: F

**SALE**  
**Price on application**

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LISTING DATA		COMMERCIAL OFFER	
Published on	20-03-2021	Type of contract	Sale
Reference	535	Price	Price on application
Type	2. Farmhouse - Villa - House		
Property condition	1. Restored		

  

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Montaione	Energy rating	F, lpe 195 kwh/m2 anno
Province	Firenze	m <sup>2</sup>	600
Region	Toscana	Bedrooms	N. 6
Country	Italy	Bathrooms	N. 6
Location	Countryside		

  

GARDENS AND GROUNDS	
Adjoining land	
Comments	The garden of the property has an area of ??approx. 1 h, with 200 olive trees, cypresses and hedges, completely fenced and illuminated, also has two entrances with automatic gates



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