

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

### stunning apartment in castelfalfi Montaione (Firenze)

In the heart of the suggestive Medieval village of Castelfalfi there is a romantic apartment.

It is a graceful nest, furnished with care and warm colors. The apartment opens up with a spacious passage that leads directly to the living room/dining room, with a well-equipped kitchen at sight, and to the bedroom and bathroom.

Every detail, starting from finishes to furnishings, recalls the history and the tradition of this region. From here you can admire the magnificent view of a pristine landscape: Volterra and the Courses of the Golf Club Castelfalfi.

It is a beautiful high-level "Turnkey" apartment: The property was renovated with the use of high quality materials and the works were completed in 2013.

The medieval village of Castelfalfi is a real gem in the heart of Tuscany and the Golf Club offers 27 holes and two courses:  
MOUNTAIN COURSE Among the most difficult in Italy, this is a Championship Course with a high technical content, thanks to its steep slopes. Very appreciated by more experienced players, its layout offers different game strategies and enchanting panoramic views over the Castle of Castelfalfi. HOLES: 18  
PAR: 72  
LENGTH: 6,351MT

LAKE COURSE The Lake Course is a shorter and more open course, with a charming and fun layout suitable for golfers of all levels. Set in an unrivaled panorama, the course begins with a west-oriented tee, following the gentle curves of the Tuscan hills.

Holes: 9  
Par: 37  
LENGTH: 3,171mt  
Record: 32 shots

Apartment net internal :60 sqm | 645 sqft  
Distance from il Borgo di Castelfalfi In the Borgo  
Bedding layout Sleeps: 2

#### Second floor

- Living area with tiny balcony access
- Well-equipped kitchen at sight
- Double bedroom with view of Tuscany hills
- Large bathroom in travertine marble
- storage room/laundry room

#### Facilities

- Balcony with Volterra view and golf course
- Air conditioning
- Satellite TV
- Wi-Fi
- elevator
- exclusive parking space

A short distance away, there is a large swimming pool which can be accessed upon payment of an entrance ticket .

**SALE**  
**€ 390.000,00**

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ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	17-09-2022	Type of contract	Sale
Reference	302	Price	€ 390.000,00
Type	Apartment		
Property condition	1. Restored		

  

GEOGRAPHIC DATA		PROPERTY FEATURES	
Town / city	Castelfalfi	Energy rating	A2
Municipality	Montaione	m²	60
Province	Firenze	Bedrooms	N. 1
Region	Toscana	Bathrooms	N. 1
Country	Italy	Balconies	N. 1
Location	Centre		

  

FLOORS / ENTRANCE		ACCESSORIES	
Entrance floor	second floor	Air conditioning	Yes



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