

# 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.

### country house under construction Gambassi Terme (Firenze)

Beautiful independent villa currently under construction, located in an enchanting hillside position with southern exposure, which offers a unique panoramic view with glimpses of the Tuscan countryside and the towers of San Gimignano.

The property includes a garden of over 1,000 m2, with the possibility of building a private swimming pool with solarium and adjacent patio, as well as sufficient outdoor spaces for convenient parking and a large garden.

The house covers a total area of approximately 130 m2, of which 100 m2 on the ground floor and 30 m2 of habitable attic floor. The ground floor includes a living room, a large dining area and kitchen, divided by a hallway that leads to the sleeping area. The latter includes two bedrooms, one double with private bathroom and one spacious single, as well as a bathroom with laundry. The living room on the ground floor, characterized by large windows, overlooks the loggia facing south and kissed by the sun throughout the day, offering a pleasant environment of approximately 25 m2 from which to admire the sunsets over the countryside. + The attic, in addition to having large attic spaces, consists of a room that can be used as a double bedroom as well as a bathroom and a study/work corner that overlooks a large window with a breathtaking view of the Tuscan hills.

The sale of the villa can take place in two ways:  
the first consists in the sale in the raw state/partly constructed (with floors, roof and loggia built), allowing the buyer to customize the finishes according to his own tastes and needs; the second option involves the sale of the completed villa according to the plans which can be consulted upon request.

These projects require the building to be equipped with low energy consumption systems, classifying it as a "Nearly Zero Energy House" (category A++/ nZEB).

The features include the installation of photovoltaic panels, a heat pump boiler for domestic hot water, low temperature underfloor heating (around 30°C), external thermic insulation, insulated roof and floor, as well as an electrical system home automation.

The windows and French windows will be certified in thermic break PVC, the floors and coverings will be in first choice ceramic, the civil plasters will be made with natural lime, the walls will be in dry structure, the doors will be in essence wood and will be present large sliding windows on the loggia.

The construction works are entrusted to an ISO9000 certified company that has been operating in the construction sector for over 80 years.

The rendering images and floor plans are indicative of the final project.

The villa is located in the immediate vicinity of other homes, therefore, it is suitable for those who wish to buy a house in the countryside that is not in a too isolated position.

130 m2, 5 rooms, 3 bedrooms, 3 bathrooms, third and 1st floor, 1,000 m2 garden, A.p.e. A++ €480,000.00

Gambassi Terme is about 5 Km away

€480,000.00

The price of the swimming pool and external furnishings and gardening are not included in the price

**SALE**  
**€ 480.000,00**

the price does not include the swimming pool and the setting up of external areas

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ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	08-04-2024	Type of contract	Sale
Reference	565	Price	€ 480.000,00
Type	Farmhouse - Villa - House	price notes	the price does not include the swimming pool and the setting up of external areas
Property condition	4. New		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Gambassi Terme	Energy rating	N.A.
Province	Firenze	m²	130
Region	Toscana	Rooms	N. 5
Country	Italy	Bedrooms	N. 3
Location	Countryside	Bathrooms	N. 3

GARDENS AND GROUNDS	
Gardens	m² 1000





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