

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.

single 2 beds villa with shared swimming pool Montaione (Firenze)

SOLE AGENT LISTING

A short distance from Castelfalfi, we offer the sale of this beautiful 2 beds villa free on 4 sides, part of an old building complex renovated in 2006.

The house, which has a surface area of approximately 91 square metres, is composed of a kitchen, dining-living room with fireplace, double bedroom, bedroom with two single beds, two bathrooms (one of which is in the master bedroom).

The property includes a private garden of approximately 550 m2. with panoramic terrace and pergola.

The property is located in the municipality of Palaia (Pisa). The very famous and charming small Tuscan village of Castelfalfi is about 7 kilometers away and offers a restaurant, a bar and a golf course.

The real estate complex in which the house is located is made up of three buildings for a total of 11 real estate units, and is equipped with a large shared parking lot and a beautiful shared swimming pool with panoramic views of the surrounding countryside.

The location is panoramic and quiet and access is via a short country road approximately 1.3 km long, mostly made up of gravel road.

The sale includes the kitchen and furniture.

Main distances:

- nearest basic services and a grocery store, about 5,5 Km
- Castelfalfi, with restaurant and bar approximately, 7 km
- San Gimignano, approximately 28 km
- Peccioli, with shops about 11.5 km
- Volterra, about 34 km
- Montaione, about 13 Km
- Sea, about 53 km
- Pisa international airport approximately 48 km
- Florence airport approximately 60 km

SALE
€ 390.000,00
the price includes the furniture

LISTING DATA		COMMERCIAL OFFER	
Published on	10-05-2024	Type of contract	Sale
Reference	511	Price	€ 390.000,00
Type	2. Farmhouse - Villa - House	price notes	the price includes the furniture
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Town / city	Castelfalfi	Energy rating	E, E, EP globale non rinnovabile 195,80 kWh/m ² anno EP globale rinnovabile 4,10 kWh/m ² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Municipality	Montaione	m²	91
Province	Firenze	Rooms	N. 4
Region	Toscana	Bedrooms	N. 2
Country	Italy	Bathrooms	N. 2
Location	Countryside		

FLOORS / ENTRANCE		CAR	
Nr. Floors	1	Parking place	
Entrance floor	ground floor		
Independent entrance			

ACCESSORIES		ADDITIONAL DATA	
Heating	Propane gas	Monthly charges	Approx. 3500 euro per year
Air conditioning	yes		
Furniture	Included in the price		

GARDENS AND GROUNDS	
Gardens	m ² 550

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