

# 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.

### Apartment with private garden 6 Km from Poggibonsi Poggibonsi (Siena)

Beautiful apartment with private garden located in the Poggibonsi countryside, part of a perfectly renovated farmhouse surrounded by vineyards and agricultural fields.

The property, renovated in 2019, falls into the A1 energy class, in fact, for the works, highly insulating materials and high-efficiency systems were used, guaranteeing significant energy savings and a high level of thermal comfort.

You arrive at the building complex via an asphalted country road and enter the property through the electric gate. We park in the spacious private car park, sufficient for 4 cars, and located in front of the stone staircase consisting of 20 steps which leads us to the private garden of approximately 150 m2. with large pergola.

Here we are struck by the beauty of the landscape context and the views are beautiful over the countryside cultivated with vineyards.

We enter the house directly from the garden into the large open space with kitchen/dining room/living room with pellet stove; via the corridor we access the large bedroom (possibly divisible into two single bedrooms), double bedroom, two bathrooms both with shower. The two bedrooms have French windows that open onto the courtyard of approximately 20 m2.

The conditions of the property are perfect and it is ready to be inhabited immediately.

Reaching Poggibonsi, which is about 6 km away, is really very convenient and the journey can be done in a few minutes by car.

Property amenities:

- Air conditioning in the living room and in the master bedroom
- Video surveillance system
- Alarm system
- LPG heating system and hot-cold air conditioning
- Solar panels
- Garden lighting
- Water softener

The location provided does not indicate the address of the property.

**SALE**  
**€ 370.000,00**

| LISTING DATA       |              | COMMERCIAL OFFER |              |
|--------------------|--------------|------------------|--------------|
| Published on       | 18-10-2024   | Type of contract | Sale         |
| Reference          | 150          | Price            | € 370.000,00 |
| Type               | 1. Apartment |                  |              |
| Property condition | 1. Restored  |                  |              |

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| GEOGRAPHIC DATA      |             | PROPERTY FEATURES   |  |
|----------------------|-------------|---------------------|--|
| Municipality         | Poggibonsi  | Energy rating       | EP globale non rinnovabile 63,00 kWh/m² anno EP globale rinnovabile 14,79 kWh/m² anno EP invernale del fabbricato Media EP estiva del fabbricato Bassa |
| Province             | Siena       | m²                  | 119  |
| Region               | Toscana     | Rooms               | N. 3   |
| Country              | Italy       | Bedrooms            | N. 2   |
| Location             | Countryside | Bathrooms           | N. 2   |
| FLOORS / ENTRANCE    |             | CAR                 |  |
| Nr. Floors           | 1           | Parking place       | N. 4   |
| Independent entrance |             |                     |  |
| ACCESSORIES          |             | GARDENS AND GROUNDS |  |
| Heating              | Gpl         | Gardens             | m² 150   |
| Air conditioning     | Hot-Cold    |                     |  |





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