

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

### stunning property with swimming pool Poggibonsi (Siena)

SOLE AGENT LISTING OF TUSCANY INSIDE AND MARCHESINI REAL ESTATE

The property is a beautiful stone farmhouse, perfectly and carefully renovated, whose oldest part dates back to the mid-18th century. Perched on the slope of a hill, on a terraced plot embellished with a beautiful limestone wall, the property enjoys panoramic views of the countryside and, being at the end of a private driveway, is a magnificent refuge for those seeking relaxation and tranquility.

On the ground floor, the farmhouse consists of a large living area with kitchen, dining room and living room with fireplace, bathroom, hallway with staircase leading to the first floor, laundry/ironing room/boiler room, storage room, and oven;

The first floor consists of the sleeping area with three bedrooms each with private bathroom, corridor, 2 storage rooms;

On the second floor, independently accessible from the outside via a pedestrian path, we find a studyroom used as a bedroom with independent entrance and private bathroom;

On this level, we also find the beautiful heated swimming pool (3x11 meters), its solarium/relaxation area and a former barn equipped with kitchen, mezzanine and loggia.

Each level is easily accessible via stairs and paths in the garden.

The buildings, which have an area of ??about 320 square meters, have undergone several renovations over the years, between 1997 and 1999 and in 2019, without altering the typical construction characteristics of old Tuscan houses, such as stone facades, terracotta floors, and ceilings with vaults and chestnut wood beams.

The property includes about 15,000 square meters of land of which about 5,000 square meters around the house are fenced. The the garden and lawn are perfectly maintained and cared for with plants and flowers.

The heating system is powered by a LPG boiler, and the water supply is guaranteed by the main rate. The Wi-Fi Internet network covers the entire property, both internally and externally. Air conditioning system present.

The property is located in the municipality of Poggibonsi, in the province of Siena, between the cities of Siena (about 25 km) and Florence (about 39 km). The villa is an exceptional starting point for exploring all of Tuscany, in fact, from here it is easy to reach its characteristic medieval villages, the splendid beaches of the coast (about 80 km) and the ski resorts of Monte Abetone (about 130 km). Pisa international airport is about 88 km away and Florence airport is about 54 km. The nearby town of Poggibonsi, which is 2 km away, offers all the services and shops you may need, there is a bus station and a train station, many supermarkets, banks, a post office, and various types of restaurants, shops, cinema/theater, etc. San Gimignano, a UNESCO site since 1990, is only about 11 kilometers away.

**SALE**

**€ 1.380.000,00**

the price includes the furniture

LISTING DATA		COMMERCIAL OFFER	
Published on	16-03-2025	Type of contract	Sale
Reference	552	Price	€ 1.380.000,00
Type	2. Farmhouse - Villa - House	price notes	the price includes the furniture
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Poggibonsi	Energy rating	G, EP gl, nren 300,78
Province	Siena	m²	320
Region	Toscana	Bedrooms	N. 4
Country	Italy	Bathrooms	N. 5
Location	Countryside		

FLOORS / ENTRANCE		ACCESSORIES	
Nr. Floors	3	Heating	Gpl Propane Gas
		Air conditioning	Yes
		Comments	furniture is included

GARDENS AND GROUNDS	
Adjoining land	m² 15000





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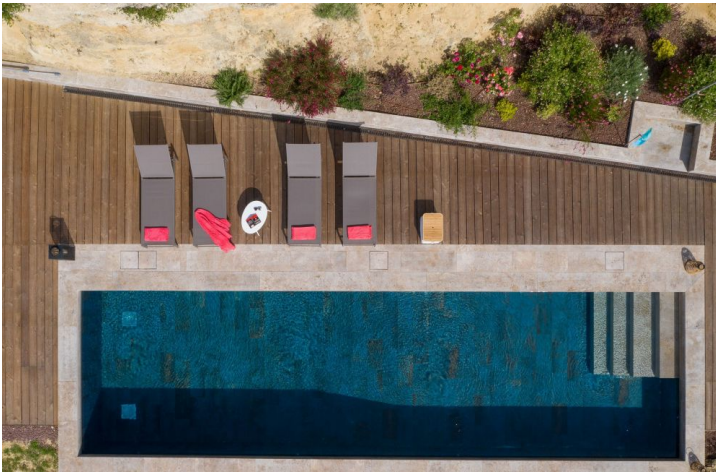


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