

# 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.

### farmhouse with swimming pool in an hamlet near poggibonsi Poggibonsi (Siena)

In the heart of Tuscan countryside, in a little hamlet (group of houses) only 6 minutes by car from the town of Poggibonsi and from the motorway, we offer the sale of a farmhouse with private garden and swimming pool.

The house has an area of about 328 sqm on three storey and a 39 sqm garage.

It is possible to access the house from two entrances, one from the garage side and one facing from a communal area.

The ground floor of the villa consists of: a wide living-room with fireplace, hallway, bathroom, kitchen/dining-room, and cellar. The ground floor has beamed ceilings and terracotta floors. From the kitchen we reach the garden with a lovely sheltered gazebo where it is possible to enjoy outdoor meals. Original external staircase and modern-design internal stairs lead to the first floor which is composed of: a storage, 4 spacious bedrooms and one of the bedroom has access to a big terrace, and 2 bathrooms.

The house was entirely renovated 20 years ago. The roof is insulated and the renovation has preserved the original features of the typical tuscan houses. All utilities are connected with town gas heating.

The private land and garden of the house has been partly fenced and there is a rain water tank for the irrigation, there is also a lovely 11 x 4 salt water swimming pool.

**SALE**  
**€ 790.000,00**

| LISTING DATA       |                              | COMMERCIAL OFFER |              |
|--------------------|------------------------------|------------------|--------------|
| Published on       | 29-07-2025                   | Type of contract | Sale         |
| Reference          | 595                          | Price            | € 790.000,00 |
| Type               | 2. Farmhouse - Villa - House |                  |              |
| Property condition | 1. Restored                  |                  |              |

| GEOGRAPHIC DATA |             | PROPERTY FEATURES |            |
|-----------------|-------------|-------------------|------------|
| Municipality    | Poggibonsi  | Energy rating     | G, lpe 289 |
| Province        | Siena       | m²                | 328        |
| Region          | Toscana     | Bedrooms          |            |
| Country         | Italy       | Number of beds    | N. 4       |
| Location        | Countryside | Bathrooms         | N. 3       |

| CAR    |       | ACCESSORIES |          |
|--------|-------|-------------|----------|
| Garage | m² 39 | Heating     | town gas |

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### GARDENS AND GROUNDS

|         |                     |
|---------|---------------------|
| Gardens | m <sup>2</sup> 2000 |
|---------|---------------------|





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