

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

## Charming farmhouse with swimming pool, outbuilding and land

**Certaldo (Firenze)** 

Tuscany Inside Real Estate and Marchesini Real Estate are pleased to offer for sale this stunning property located in the countryside of Certaldo (Florence).

It comprises a wonderful, charming residence, a swimming pool, an outbuilding, and approximately 4,500 square meters of land and garden, set in a convenient and panoramic location.

The farmhouse, which covers approximately 400 square meters, is a typical farmhouse, renovated by the current owners, preserving the charm of old Tuscan country houses.

Inside, it features traditional wooden beams, a large fireplace, a wood-burning oven, arches, and exposed stone facades.

The ground floor comprises a kitchen, a dining room with a fireplace, a room with an oven, another kitchen/dining room, a bathroom, a study (or bedroom) with a bathroom, toilet, a small living room/hallway, a utility room/boiler room, and a bathroom with a bathtub. The first floor features a large living room with fireplace, 5 bedrooms each with private bathroom, bathroom/laundry room, storage room, hallway.

Externally, there are approximately 4,500 square meters of land, partly agricultural land with a 61 olives trees, and partly consisting of a paved terrace and a terraced gardens, which also includes an annex/storage annex measuring approximately 60 square meters and a beautiful, panoramic 10x4 meter swimming pool.

The garden and terraces offer numerous seating areas with tables and chairs where you can enjoy the fantastic panoramic views of the local countryside and the medieval town of San Gimignano in the distance.

The location is excellent and very convenient, as there is no gravel road to access the property.

Nearby are the towns, cities, and villages for which Tuscany is renowned throughout the world; The beautiful beaches and airports are easily accessible:

Barberino Val d'Elsa, approximately 5.5 km away

Tavarnelle Val di Pisa, approximately 7.5 km away

Certaldo, approximately 7.5 km away

San Gimignano, approximately 18 km away

Florence, approximately 40 km away Siena, approximately 40 km away

The sea, approximately 90 km away

Pisa Airport, approximately 80 km away

Florence airport, approximately 50 km away

### The property features:

- Solar panels for hot water production
- Photovoltaic panels for electricity production
- Connection to the main water supply
- Internet
- Pellet boiler
- Air conditioning in the bedrooms and living room.

SALE 980.000,00



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LISTING DATA

10-11-2025 Published on

545 Reference

Type 2. Farmhouse - Villa - House

1. Restored **Property condition** 

Type of contract Sale

€ 980.000,00 **Price** 

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Certaldo Municipality **Province** Firenze Toscana Region Italy Country

Countryside Location

### PROPERTY FEATURES

A1, Ipe 54,88 kWh/m<sup>2</sup> anno **Energy rating** 

460 m²

**Bedrooms** 

N. 6 Number of beds N. 8 **Bathrooms** 

### FLOORS / ENTRANCE

2 Nr. Floors

**ACCESSORIES** 

Pellet boiler Heating

Yes Air conditioning

### **GARDENS AND GROUNDS**

**Adjoining land** 

about 4500 sqm Comments





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