

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.

Late 19th-century villa with tennis court and swimming pool in Chianni, Pisa Chianni (Pisa)

Near Chianni, a charming village in the heart of the Pisan Chianti region, we are offering Villa Anima Toscana for sale, a highly charming residence created through the refined renovation of an old Tuscan farmhouse, carried out whilst preserving original 19th-century materials.

The property is spread over two floors, covering a total of approximately 631 square metres, including the annexe, and features 5 bedrooms and 5 bathrooms, as well as a staff apartment with a further 2 bedrooms.

On the ground floor, a splendid veranda with large windows and views over the garden floods the entrance hall and dining room with light; these rooms are enhanced by antique terracotta floors, exposed beam ceilings, brick arches and two impressive fireplaces that enhance the warm, authentically Tuscan atmosphere. The kitchen surprises with its contemporary design featuring a central island, perfectly integrated with traditional elements: a large fireplace and wood-fired oven, within spacious areas designed for conviviality and comfort.

All rooms overlook the impeccably maintained garden of approximately 1.5 hectares, featuring a tennis court, lawn, Mediterranean plants, olive trees, fruit trees and centuries-old oaks. The infinity pool offers breathtaking views over the Chianti hills, amidst vineyards and gentle, harmonious landscapes. Completing the outdoor facilities is a beautifully finished and perfectly maintained tennis court, ideal for those wishing to enjoy the property through sport.

The location is strategic: just a few kilometres away are iconic villages such as Volterra, Castagneto Carducci and Bolgheri, also famous for the production of fine wines, including the renowned Sassicaia. The sea and the white sands of Rosignano Marittimo are just 30 km away. For those who love sport and nature: golf, hiking and cycling trails; for wellness, the nearby Casciana Thermal Baths complete an ideal setting for experiencing the most authentic Tuscany, with all the comforts of a prestigious residence.

Total area: 631 sq m
Residential area: 562 sq m
Outbuildings: 69 sq m
Swimming pool, 12 x 6 m, infinity edge with salt purification system.
Heating: LPG underfloor heating
Municipal water supply

SALE
€ 2.400.000,00

LISTING DATA	
Published on	11-05-2026
Reference	582
Type	2. Farmhouse - Villa - House
Property condition	1. Restored

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 2.400.000,00

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Chianni	Energy rating	G, EP globale non rinnovabile 266,02 kWh/m ² anno EP globale rinnovabile 1,03 kWh/m ² anno EP estiva del fabbricato Bassa EP invernale del fabbricato Bassa
Province	Pisa	m²	631
Region	Toscana	Bedrooms	
Country	Italy	Number of beds	N. 7
Location	Countryside	Bathrooms	N. 8
ACCESSORIES		GARDENS AND GROUNDS	
Heating	Gpl	Adjoining land	m ² 15000



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