

Tuscany Inside

REAL ESTATE

Agency 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.

single house with swimming pool in the countryside of colle va d elsa Colle di Val d'Elsa (Siena)

In the heart of the Tuscan countryside, in a flat location, we offer for sale an exclusive property immersed in the tranquility of nature, ideal both as a prestigious private residence and as a rental investment.

The villa is surrounded by a wonderful private garden of over 5,000 square meters, fully fenced and characterized by typical Mediterranean plants, including splendid holm oaks and laurels. In the garden, we find a splendid private rectangular swimming pool, measuring approximately 11 x 5.50 meters, with a constant depth of 1.50 meters, perfectly integrated into the natural setting and complemented by two wooden gazebos, ideal for creating pleasant relaxation and convivial areas during the summer.

The property also includes a characteristic warehouse, adjacent to which is a charming ancient hand-dug well, a testament to the rural history of this fascinating place.

The property is accessed through a large electric gate, as well as a separate pedestrian entrance. Another great convenience is the access road: the villa is accessible entirely via a paved road, which ends directly in front of the property's gate.

The house, which recalls the most authentic and characteristic elements of Tuscan architecture, was renovated in the 1990s and subsequently underwent further improvements. Over the years, several works have been carried out, including: new flooring on the ground floor, installation of the kitchen counter; new resin flooring on the first floor; and complete renovation of the first floor bathroom.

The property is served by public water. Currently, heating is powered by LPG, but there is the option of connecting to the natural gas network, which is already available at the property boundary, with the relevant container already in place. It will then simply be necessary to sign the contract to activate the service. The boiler was replaced around 2000 and is already set up to operate on both LPG and natural gas.

Thanks to its location, this property represents a particularly attractive option for those looking to invest in tourist rentals. It is located in one of the most sought-after areas of Tuscany, a short distance from some of the region's most important cultural, scenic, and food and wine destinations, including San Gimignano (approximately 10 km), Volterra (approximately 25 km), Siena (approximately 35 km), and Casole d'Elsa (approximately 13 km). Florence can be reached in approximately 50 minutes (approximately 50 km), while the Tyrrhenian coast is just over an hour away (approximately 65 km). A bar and restaurant are approximately 1.5 km away. Supermarkets, banks, a post office, and all other amenities are a 10-minute drive away.

The main residence measures approximately 205 sq m (2170 sq ft) of living space, complete with a fenced garden featuring tall trees of approximately 10 sq m (3.5 acres). The property comprises a 5,000 sq. m. plot, which also includes a swimming pool and the possibility of building a small extension of approximately 25 sq. m., as well as a garage of approximately 35 sq. m. The brick warehouse, with a net sales area of 17 sq. m., also includes a wooden warehouse, a hand-dug well, a sheet metal warehouse, and an artesian well approximately 55 m deep, equipped with a recently replaced pump. There is the option of purchasing another 19,000 sq. m. plot of land, subject to negotiation.

SALE
€ 860.000,00

LISTING DATA		COMMERCIAL OFFER	
Published on	01-09-2026	Type of contract	Sale
Reference	517	Price	€ 860.000,00
Type	2. Farmhouse - Villa - House		
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Colle di Val d'Elsa	Energy rating	E Indice di prestazione Energetica: 130,53 Kwh mq anno
Province	Siena	m²	205
Region	Toscana	Rooms	N. 5
Country	Italy	Bedrooms	
Location	Countryside	Number of beds	N. 3
		Bathrooms	N. 2

FLOORS / ENTRANCE		ACCESSORIES	
Nr. Floors	2	Heating	gpl

GARDENS AND GROUNDS	
Gardens	m² 5000



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