

# 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 views, Montespertoli, Florence Montespertoli (Firenze)

Refined typical Tuscan farmhouse, just renovated, immersed in the quiet, but not isolated, surrounding countryside.

Access is via an automated gate and a pedestrian gate. Crossing a terracotta-tiled courtyard, ideal for dinners with friends, thanks also to the presence of a delicious barbecue, on which we also find a delicious barbecue, we find ourselves in front of a lovely veranda, which overlooks the kitchen. Almost 2 hectares of land and some olive trees surround the farmhouse.

The house measures 400 square meters and is developed on two floors, connected to each other by a particular and elegant internal staircase. It has a total of 12 rooms, including 6 bedrooms, 2 closets and 4 bathrooms.

The main property is flanked by an external technical room, where there is a wall-mounted hydropellet boiler, an autoclave and a softener.

As soon as we cross the threshold of this wonderful property, we are immediately enveloped by the light, given by large windowed openings, which enters into every room and our eye is captured by the goodness of the finishes, and by details such as the ceilings with ancient beams and bricks in terracotta, present in every room with the exception of the kitchen, which has a vaulted ceiling. The elegant main entrance, of considerable size, is located on the right side of the cottage. On the ground floor there are two living areas with fireplaces, a kitchen with adjoining dining room, a pantry, a storage room, a bedroom which, being on the floor of the living area, could be suitable for any babysitter or maid and, finally, a bath. You enter the sleeping area through a large room, from which a singular and precious staircase leads to a mezzanine, to be used as an additional living room in the sleeping area. In addition to this area, the first floor consists of 5 double bedrooms with 3 bathrooms, one of which is present right inside one of them.

The main distances are: 7 km from Montespertoli; 11 km from Certaldo, Boccaccio's birthplace; 22 km from San Gimignano, renowned for its towers; almost an hour's drive from Siena; 32 km from the center of Florence and 37 km from its airport; 75 km from that of Pisa.

**SALE**  
**€ 1.600.000,00**

ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	13-11-2020	Type of contract	Sale
Reference	524	Price	€ 1.600.000,00
Type	Farmhouse - Villa - House		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Montespertoli	Energy rating	Classe energetica: B Epi:44,09 kwh/m2 anno
Province	Firenze	m²	400
Region	Toscana	Rooms	N. 12
Country	Italy	Bedrooms	N. 6
Location	Countryside	Bathrooms	N. 4

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