

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.

Sold - Prestigious property located near the Castelfalfi golf course Montaione (Firenze)

Nothing has been left to chance in the renovation of this wonderful house that offers its visitor rooms with attention to every detail without neglecting comfort and modern and functional elements.

The house, renovated in the year 2008, is in perfect maintenance conditions and consists of two floors each of 110 square meters for a total of 220 square meters, as well as large loggias ideal for outdoor meals and to enjoy the wonderful views over the countryside, the golf course and the charming village of Castelfalfi. A fourth portico is used as a covered parking space.

On the ground floor the house consists of a large open space which houses the modern kitchen, the dining room and living room with a typical Tuscan fireplace; a laundry service-bathroom completes this floor;

On the first floor, reachable via the internal and external stairs, there are four bedrooms, two of which have a private bathroom, a third bathroom shared between two rooms, hallway.

Private garden of about 4000 sqm

The property owns the 3/18 co-owned property of:

- of a small independent rural building;
- and about 55 hectares of agricultural land with woods from which the condominium obtains firewood, and olive grove that produces excellent quality extra virgin olive oil whose production is divided between the co-owners at the end of each annual pressing with an annual average of about 250 Kg for this property;
- room of about 9 sq. meters in which there are the electricity general boards

The 13,8X6 mt swimming pool is shared between 8 owners and it is located about 500 meters away as well as the other buildings that make up the condominium, therefore this property enjoys total privacy and confidentiality.

The annual condominium expenses amount to about 10,000 euros a year and also include the private consumption of water and electricity. The water service is public and there is also a private well for the irrigation of the condominium. In addition, the house is equipped with 2 private tanks of 4,000 liters, an independent air conditioning system and an independent irrigation system.
Autonomous television dish and Sky system

Main distances:

Castelfalfi with restaurants and bars: about 3 Km
San Vivaldo with restaurant: about 3.8 Km
Montaione with shops and services: about 10 Km
San Gimignano: about 19 Km
Gambassi Terme: about 11 Km
Siena: about 60 Km
Florence: about 65 Km
Pisa International Airport: about 53 Km
Sea: about 60 Km

SALE
€ 1.150.000,00

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LISTING DATA		COMMERCIAL OFFER	
Published on	17-05-2022	Type of contract	Sale
Reference	518	Price	€ 1.150.000,00
Type	2. Farmhouse - Villa - House		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Town / city	Castelfalfi	Energy rating	G, lpe 243,7 Kwh mq anno
Municipality	Montaione	m ²	220
Province	Firenze	Rooms	N. 5
Region	Toscana	Bedrooms	N. 4
Country	Italy	Bathrooms	N. 4
Location	Countryside		

FLOORS / ENTRANCE		ACCESSORIES	
Nr. Floors	2	Heating	Gpl

ADDITIONAL DATA		GARDENS AND GROUNDS	
Monthly charges	About 10.000 euro per year	Gardens	



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