

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

### Beautiful property located near Monteriggioni (Siena) Monteriggioni (Siena)

Beautiful farmhouse located in the municipality of Monteriggioni in a quiet and panoramic position.

The property consists of a stone farmhouse of about 170 square meters, a garage of about 42 square meters and about 1 hectare of private land.

The property is accessed via an electric gate that opens onto the driveway and the beautiful paved yard of about 90 square meters.

On the ground floor the house is composed of: large living/dining room characterized by the original circular column around which the house develops, and by a good-looking double volume; the fireplace placed on the wall in front of the entrance creates a warm and welcoming atmosphere in the living area; kitchen, bedroom, another bedroom currently used as a studyroom, bathroom with window, storage room under the stairs, utility room with boiler, water softener, water storage, and autoclave;

On the first floor, reached by a travertine staircase, we find a mezzanine/study area, attic/bedroom, bedroom with walk-in closet, bathroom room.

The land of the property has an area of ??about 10,000 square meters and includes about 120 olive and fruit trees.

This beautiful house was renovated by the current owners in the year 1997 respecting the typical style of the old Tuscan houses and is in perfect condition.

Accessories and details:  
Water supply guaranteed by the mains  
Methane gas, town gas  
Electric gate  
Garage

Main distances:  
Nearest shops, about 4Km  
Monteriggioni, about 7km  
Siena, about 17Km  
Florence, about 49  
Pisa airport, about 95Km  
Sea, about 75Km

**SALE**  
**€ 750.000,00**

ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	17-05-2022	Type of contract	Sale
Reference	552	Price	€ 750.000,00
Type	Farmhouse - Villa - House		
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Monteriggioni	Energy rating	Classe Energetica F EP globale non rinnovabile 300,81 kWh/m² anno EP globale rinnovabile EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province	Siena	m²	170
Region	Toscana	Bedrooms	N. 4
Country	Italy	Bathrooms	N. 2
Location	Countryside		

FLOORS / ENTRANCE		ACCESSORIES	
Nr. Floors	2	Heating	town gas
Armoured door			

GARDENS AND GROUNDS	
Adjoining land	m² 10.000





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