

# 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.

## Wonderful luxury villa with swimming pool Montaione (Firenze)

Wonderful luxury villa with swimming pool in a splendid panoramic position

Nothing was left to chance in the reconstruction of this magnificent luxury villa located in the municipality of Montaione, in the province of Florence, immersed in an idyllic landscape with extraordinary views over the typical Tuscan hills up to the Etruscan city of Volterra.

Inside, the villa offers comfort, refinement, and a perfect mix between the typical Tuscan style of the building, the sober modernity of the furnishings and luxury, high-level finishes.

You enter the large open space living area with Girofocus suspended fireplace and travertine floor; the large windows offer the perfect continuity between the internal spaces and the external loggia; modern and functional kitchen, storage room/ironing room/technical room, dining room (convertible into a bedroom), bathroom with shower;

On the first floor, reached by a splendid and comfortable modern helical staircase, we find the bedroom, which, just like the living room on the floor below, is equipped with floor-to-ceiling windows.

Next to the double bed there is a bathtub and a cylindrical column fireplace.

The first floor is completed by the wardrobe area (convertible into a bedroom), bathroom with shower and double sinks, sauna and terrace.

Outside, the property is surrounded by a perfectly kept fenced lawn with large relaxation areas, and a further plot of land beyond the fence, all for a surface area of approximately 14,000 m<sup>2</sup>. The park, equipped with an irrigation system and barbecue, hosts a magnificent infinity pool (12 m long, 6 m wide, 1.30 m high) and its technical room where there is also a laundry area. Furthermore, on the land there is a small building/storage room and a large parking area.

The modern heat pump system provides underfloor heating and cooling and hot water production and modern construction techniques for energy performance purposes, such as the wall insulation, have allowed the building to reach energy class A3.

You arrive at the property and this extraordinary and one-of-a-kind oasis of peace and beauty by driving along a gravel road of approximately 1 kilometer.

The location is excellent: the  
Castelfalfi Golf Course is approximately 6.5 km away,  
Montaione about 11 km,  
San Gimignano about 20 km,  
Siena about 80 km,  
Florence about 70 km.  
Florence Amerigo Vespucci Airport, approximately 70 km,  
Pisa International Airport, approximately 55 km,  
Sea, about 70 km  
A small hamlet with a restaurant and a minimarket/bar is about 1.5 km away.

**SALE**

**€ 1.870.000,00**

the price does not include the furniture

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LISTING DATA		COMMERCIAL OFFER	
Published on	30-09-2024	Type of contract	Sale
Reference	525	Price	€ 1.870.000,00
Type	2. Farmhouse - Villa - House	price notes	the price does not include the furniture
Property condition	4. New		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Montaione	Energy rating	A3
Province	Firenze	m <sup>2</sup>	236
Region	Toscana	Rooms	N. 5 / total surface including external uncovered areas : 293 sqm
Country	Italy	Bedrooms	N. 3 / at moment the villa has 1 bedroom, and there is the possibility to convert two rooms (dining area and wardrobe) into 2 further bedrooms
Location	Countryside	Bathrooms	N. 2

FLOORS / ENTRANCE		CAR	
Nr. Floors	2	Parking place	
Independent entrance			

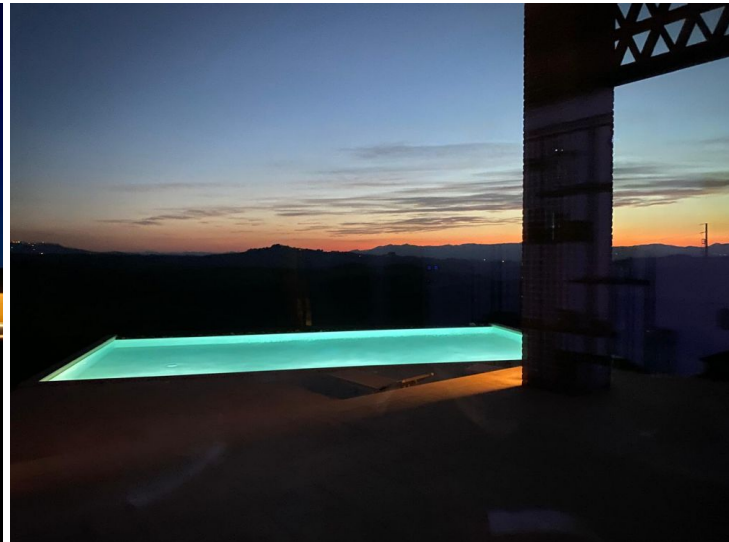
ACCESSORIES		GARDENS AND GROUNDS	
Heating	heat pump	Gardens	
Air conditioning	Yes	m <sup>2</sup> 14.000 / park and land	
Furniture	Possibility to purchase the property furniture		

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