

# 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 2 beds semidetached house with swimming pool with stunning views Montaione (Firenze)

Semidetached stone house near the Castelfalfi Golf Course

Beautiful property with breathtaking views and a large private garden, shared swimming pool and parking space.

This is a portion of a former barn free on three sides composed as follows:

- on the ground floor, loggia, kitchen-dining room-living room, bedroom with bathroom with shower, storage room/boiler room, stairs to the upper level; this floor is completed by a traditional outdoor wood-burning oven;
- on the first floor, bedroom, single bedroom, bathroom with shower, hallway,
- on the basement, cellar/laundry room/storage room.

The building in which this beautiful property is located is composed of only two units and the property complex of 8 units.

Renovated in the late nineties and extended on the ground floor in 2012, this house is in excellent maintenance conditions and is ready to be inhabited or rented out on the tourist rental market.

Gross surface area of ??the house, approximately 100 m2 plus the cellar  
Surface area of ??the private garden, approximately 700 m2

Property amenities:  
Public water network  
LPG gas  
Wifi Internet

At the disposal of the properties there is:

- an assigned parking space in the condominium parking lot equipped with another 4 parking spaces for any guests;
- a wonderful condominium swimming pool, 13.8X6 mt;
- approximately 55 hectares of co-owned agricultural land with woodland and olivegrove from which the condominium obtains excellent quality extra virgin olive oil whose production is divided between the co-owners at the end of each annual pressing.

Main distances:

Castelfalfi with restaurants and bars: about 3.5 km  
San Vivaldo with restaurant: about 4 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**  
**€ 540.000,00**

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LISTING DATA		COMMERCIAL OFFER	
Published on	10-04-2025	Type of contract	Sale
Reference	110	Price	€ 540.000,00
Type	3. Semi detached house		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Town / city	Castelfalfi	Energy rating	F , Prestazione Energetica Globale EPgl,nren 154.45 KWh/m <sup>2</sup> anno
Municipality	Montaione	m <sup>2</sup>	100
Province	Firenze	Rooms	N. 4
Region	Toscana	Bedrooms	N. 3
Country	Italy	Bathrooms	N. 2
Location	Countryside	Cellars	N. 1

FLOORS / ENTRANCE		CAR	
Nr. Floors	2	Parking place	N. 1
Independent entrance			

ACCESSORIES		ADDITIONAL DATA	
Heating	Gpl Propane Gas	Monthly charges	approx. 500 euro per month, approx. 6000 euro per year



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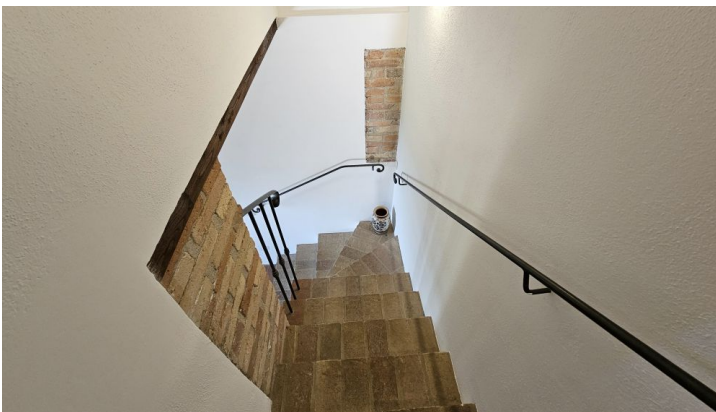
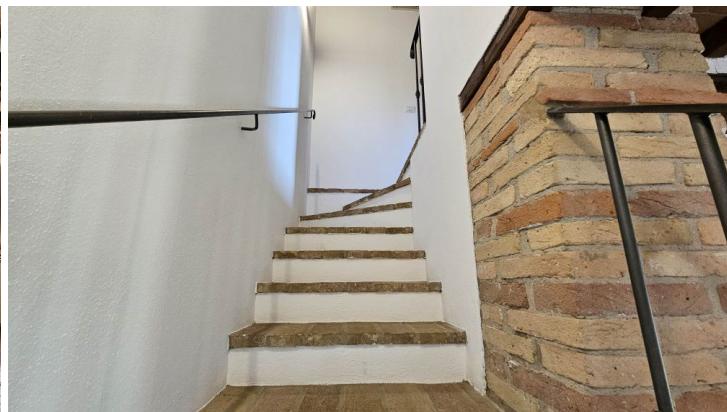


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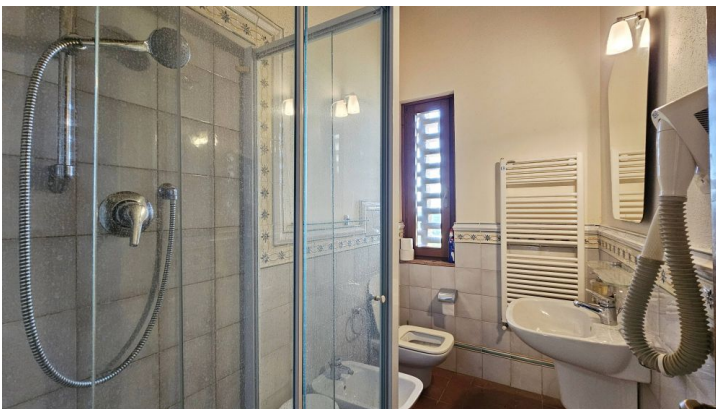


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