

Rolling Hills

CHARMING ESTATES



Ref: TCR-011

Toscana - Firenze - Montespertoli

PRICE: 1.250.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 500.00 Mq
Bedrooms: 7
Bathrooms: 4
Swimming-pool: 1
Land: 2 ha

For sale luxury Villa close to Florence.

Magnificent 18th century villa for sale in the heart of Chianti, a few minutes from Florence.

The property, completely restored, consists of 7 bedrooms, 4 bathrooms, a swimming pool, an outbuilding and 2 ha of plot of land with olive grove and vineyard.

The location is panoramic, well connected to all transportation and it offers absolute quiet.

The main house is 500 sq.m and it is arranged over two floors:

- Ground Floor, which consists of a hallway with fireplace, a large kitchen with wood oven, a bathroom and a storage room. There is also a small apartment with a separate access. It is composed of a kitchen-sitting room, two bedrooms and a bathroom.

- First Floor, which consists of a large sitting room, 2 bathrooms, 5 bedrooms and a broom closet.

The sale of the property includes a 150-sq.m barn, now used as a storage room, but it could also be turned into a guest apartment.

ENERGY CLASS "G: EPI

The plot of land is about 2 ha and it is divided into a parkland with a 6x12 m swimming pool, an olive grove with 120 plants and vineyard.

It is also possible to acquire a parking spot located near the centre of Florence.

DISTANCES: The building is just 4 km (8 min) from the nearest town, 12 km (15 min) from San Casciano in Val di Pesa, 28 km (35 min) from Florence and San Gimignano and 50 km (45 min) from Siena. The nearest airports are Florence (28 km, 35 min), Pisa (73 km, 50 min) and Bologna (120 km, 1 h 20 min).

PLEASE NOTE: Rolling Hills estate agency mainly deals with the **PROPERTY FINDER** service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to info@rollinghillsitaly.com, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



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