



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Chianni (PI) Via di Casciano 1

Residence with swimming pool in Tuscany in Chianni

Charming Residence with Pool in Tuscany in Chianni: Tradition, Comfort and Breathtaking Views. A residence immersed in the beauty of the Tuscan countryside, located in Chianni and only 51 km from Pisa International Airport. With a recent renovation that has respected tradition and the environment, this property is a luxury retreat that allows you to fully immerse yourself in the timeless charm of country life.

Property Features:

The main property is on two levels for a total of approximately 250 sqm, to which an extension of approximately 60 sqm representing a cosy living room with fireplace has been added. Surrounded by 4 hectares of land that include vineyards, orchards and woods, it offers the possibility of living in harmony with nature. The renovation, completed in 2013, has kept the traditional architectural features intact, using materials such as wood, stone and terracotta with a low environmental impact. The property has a total of 7 rooms in the main building and a small one in an annexe, each with bathroom. There is also a small annexe with a kitchen and another annexe with a small kitchen and pergola that is currently rented out to guests. The pool measures 6x12 metres and is fenced off for safety. The heating system is gas (LPG) and there is a video surveillance system. Enjoy breathtaking panoramic views of the rolling hills and unspoilt valleys of Tuscany as you relax by the private pool or immerse yourself in the tranquillity of the vast surrounding garden. This residence is more than just a house: it is a luxury retreat that allows you to experience the authentic Tuscan lifestyle, immersed in the beauty and tranquillity of the countryside.

INFORMATION

Ref.	Toscana 468
Type	Sale
Category	Villa
Price	950,000.00 EUR
Annual Expense	
Year	
Energetic Class	VA kWh/m ² a

NUMBER

Rooms	15
Bedrooms	8
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	8
Box	

SQUARE METERS

Commercial	415
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Energy source	Gas		



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ACCESSORIES

Air conditioning

Laundry room

Swimming pool

Data network

Storage room

Video surveillance

IMAGES



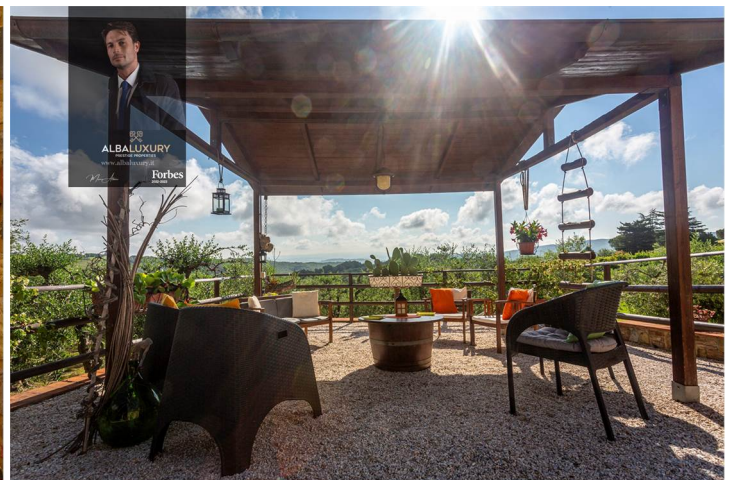
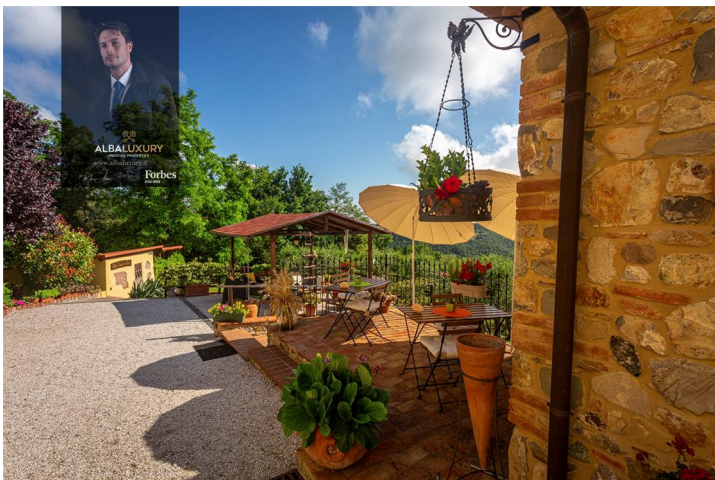


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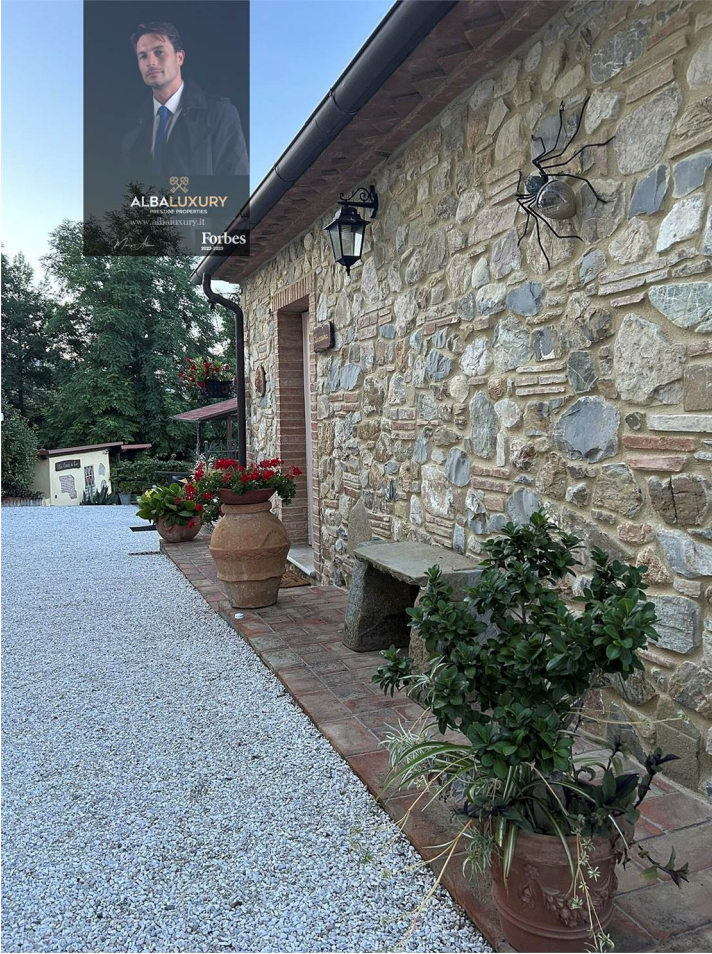


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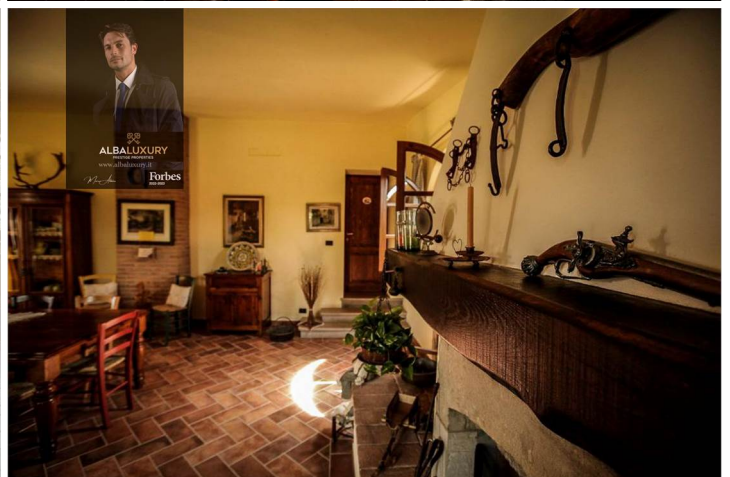
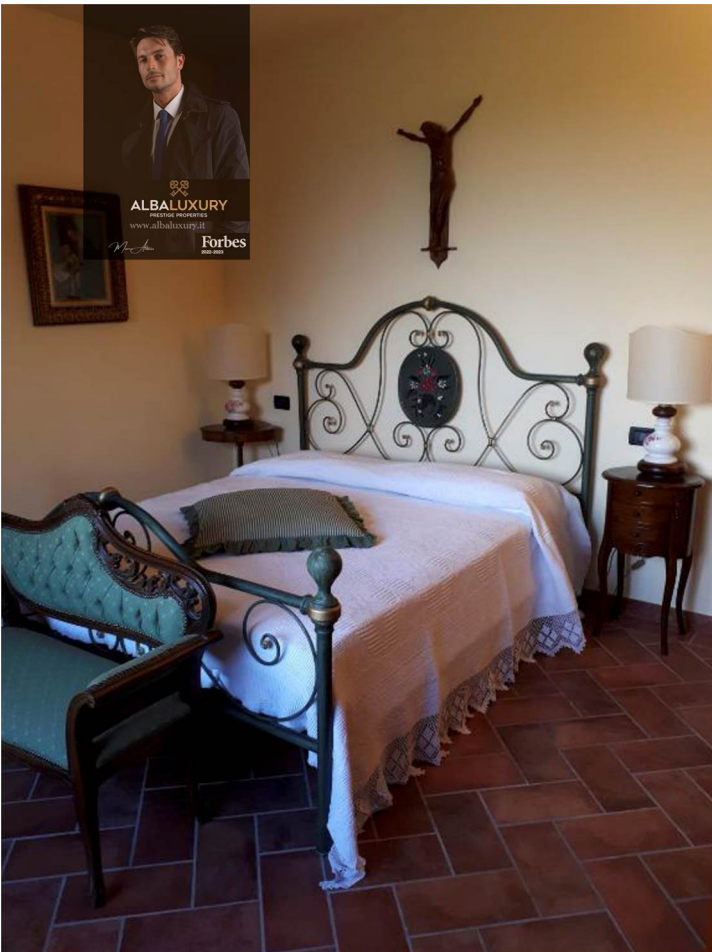


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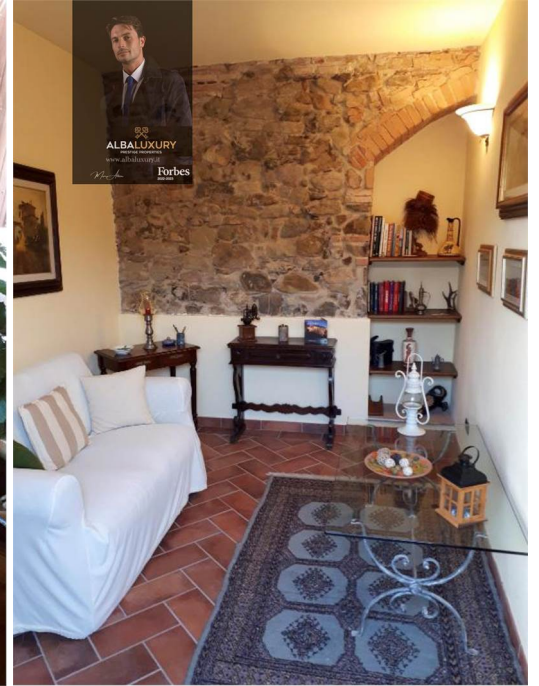


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