

SANTANDREA  
luxury houses

Price: €2,500,000  
Bedrooms: 6  
Bathrooms: 8  
M2 Living: -  
M2 Plot: -  
M2 Terrace: -  
Address: Montaione Toscana

#### Montaione (Firenze) - Villa in Volterra

Beautiful farmhouse in typical tuscanian style totally restored between 2006-2011 and converted into an exclusive and elegant Villa. Ideally situated on the top of a hill with a breathtaking panorama on the verdant hills and the characteristic Badlands .

The Villa is at the moment divided in two apartments , both on two levels, each one with private entrances, even if it can be easily converted back to a single unit if requested. The total surface is 660 sqm . One of the apartment has been furnished in the classical Tuscan style, marble travertine floors, ceilings with wooden beams . The other apartment has modern finishings and a contemporary style, with mosaic covering in the bathrooms , parquet and resin floors . Large livingrooms with fireplaces and 2 fully equipped kitchen are the heart of the ground floor . You can also find a laundry room and a private gym with a spa bath / jacuzzi. On the first floor there are six bedrooms, four of which have a private bathroom and two common bathroom for the remaining two. The attic has been converted into a relax area.

Air conditioning and mosquito nets.

Outside the Villa, a magnificent pergola, a patio with views and some gazebos overlooking the beautiful 6x12 m swimming pool. with infinity edge and corner for hydromassage. Additional outdoor areas are dedicated to BBQ. There are also a wood oven, a wooden shed for garden equipment and in the basement a lovely cellar ideal for storing and tasting local wine and oil. There are in fact 200 olive trees which can assure a consistent production of extra virgin olive oil in addition to some fruit trees such as the cherry tree, the walnut tree, the plum tree. The land is approx.. 6.500 sqm. The property is fully fenced and alarmed. This is very special place, an exclusive residence where you can live all year round or spend your holidays. Just 1 km. away there is a small village with shops and restaurants. All services within 9 kms.

Asking price € 2.000.000

## LOCATION

In the countryside, just on the border between the provinces of Florence and Pisa. Top location in a naturalistic context of rare beauty. Dominant position with a truly unique panorama . San Gimignano and Volterra are a few minutes away by car.

Distances :

Gambassi Terme (FI) 11 kms

Volterra (PI) 24 kms

San Gimignano (SI) 20 kms

Pisa airport 60 kms

Florence airport 62 kms

Siena 54 kms

Motorway to FI/PI and A1 Highway 35 kms

Motorway to FI/SI and A1 Highway 30 kms

Castelfalfi golf Club 11 kms

Sea-side 55 kms

Number of rooms:14

Number of bedrooms:6

Number of baths:8

Elevator / Lift:No

Garden:Private

Swimming pool:Private

Heating:Autonomous

Air-conditioning:Present

Year renovated:2011

