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Villa a Colle di Val d'Elsa

Villa For Sale

**SANTANDREA**  
luxury houses

Price: €500,000

Bedrooms: 2

Bathrooms: 2

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Colle di Val d'Elsa Toscana

Colle di Val d'Elsa (Siena) - Charming Independent Hut in Colle Val D'elsa (SI)

On the beautiful Tuscan hills between Colle di Val d'Elsa and Volterra, is located this beautiful stone hut of 125 sqm completely independent just renovated.

The typical hut structure has been enhanced by the scrupulous use of traditional materials such as handmade terracotta tiles and the splendid reclaimed wood beams, handmade iron and solid wood frames and other fine finishes.

The living area is entirely on the ground floor with a large living room overlooking the terracotta paved farmyard, a delightful kitchen with direct access to the garden, hallway, bathroom, storeroom/laundry room and two double bedrooms. On the exclusive property of about 800 sqm it is possible to ask the Municipality of Colle val d'Elsa for a permission to build a swimming pool. The asking price includes the setting up of the green area and the realization of a wooden carport.

Thanks to the typicality and exclusivity of the property, the landscape value and the strategic position with respect to the most appreciated and coveted destinations in Tuscany this beautiful stone barn is the ideal solution for those who want to live moments of true relaxation immersed in the bucolic Tuscan countryside as well as an excellent investment opportunity with high potential on the tourist rental market. The large windows give brightness to the rooms as well as a pleasant continuity between inside and outside.

## LOCATION

immersed in the typical Tuscan countryside, among olive groves and vineyards. 2 km from the small village of Castel San Gimignano, where all the necessary services are available such as pharmacy, bank, post office, grocery and restaurants. Other distances : San Gimignano 13 km, Colle Val d'Elsa 7 km, Volterra 18 km, Siena 40 km, Florence 50 km. Pisa Airport 78 km., Florence Airport 66 km., Tirrenian Sea 56 km. , Golf Club Castelfalfi 34 km.

## SERVICES

Shops and services at 7 km, railway station at 13 km. Motorway-junction to Siena/Florence and Highway A1 at 13 km.

Number of rooms:4

Number of bedrooms:2

Number of baths:2

Garden:Private

Heating:Autonomous

Air-conditioning:Provision

