

image not found or type unknown

**Email:** sales@grouprealway.com

**Phone:** +34 672211466

Villa a Certaldo

Villa For Sale

**SANTANDREA**  
luxury houses

Price: €1,600,000

Bedrooms: 5

Bathrooms: 4

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Certaldo Toscana

Certaldo (Firenze) - Charming brick-walls farmhouse on top of a hill and in a panoramic position just 2 km from the town of Fiano and 12 km from Certaldo, a characteristic medieval village that has retained a magical atmosphere of yesteryear.

The property is easily accessible and completely independent, although not isolated.

The villa, dating back to the fifteenth-century, was completely restored by the current owners, with great attention to details and to the recovery of the original materials.

The interior spaces spread over two levels.

On the ground floor we find a very bright triple living room, characterized by handmade shaded terracotta floors and by large windows that lead to the outdoor spaces, partly paved and partly green.

Adjacent to the living area are the dining room and the kitchen - with typical brick vaults - which leads to a large patio equipped with a wood oven and barbecue. The ground floor is completed by a convenient laundry room, a pantry, a service room and a bathroom.

The first floor, also accessible from the outside, consists of a pleasant lounge / relaxation area in the mezzanine, five bedrooms and three bathrooms. The ceilings with wood and exposed beams and the floors in precious wood create the typical atmosphere of Tuscan farmhouses.

The property is located on the crest of a hill, in a position that guarantees privacy and tranquility and from which you can enjoy a breathtaking view of the gentle slopes typical of the area and the towers of San Gimignano.

In addition to the courtyard and the flat and enjoyable garden, there are lands for about 2,7 hectares, including an olive grove in production with about 90 trees.

The authorization to build a swimming pool has been already issued.

The house is equipped with independent heating with both Gas and pellets, solar panels, alarm system and wire broadcasting.

The water supply is guaranteed both by the municipal aqueduct and by special tanks for the accumulation of rainwater.

## Location

Immersed in the typical Tuscan countryside, among olive groves and vineyards. 2 km from the town of Fiano, where all the necessary services are available such as pharmacy, bank, post office, grocery and 12 km from Certaldo, a characteristic medieval village, known throughout the world.

## Services

Shops and services at 2 km, railway station at 13 km

## Main distances

Certaldo 12 km

"FI-PI-LI" freeway 12 km

San Gimignano 23 km

Impruneta 25 km

Florence 30 km

Florence airport 35 km

Pisa airport 75 km

Energy class: B

:44.09 kWh/m<sup>2</sup>year

Number of rooms: 11

Number of bedrooms: 5

Number of baths: 4

Elevator / Lift: No

Garden: Private

