

for sale in Chianni

€ 495.000

Ref. 1291



142 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 5

For privacy reasons, the address and map pointer are purely indicative and do not correspond exactly to the location of the property.

Tuscany - Pisa - Chianni

The Borgo is located in the center of the Valdera, a hilly area with land planted with vines and olive trees, on which you can find Romanesque churches, ancient farms, medieval villages such as Peccioli, castles and stately villas, such as Badia di Morrona and Crespina. found. The area, immersed in the countryside, has not yet been affected by the frenzy of mass tourism; it is the heart of the most authentic Tuscany and for this reason it boasts an inestimable value, both from an economic point of view and in terms of quality of life. The Borgo housing complex has 12 apartments each with individual access, some with a terrace, others with a veranda or private garden. The common areas include a large green area with paving, pedestrian paths, an outdoor swimming pool and a private uncovered or covered parking. The architectural project has tried to preserve the spirit of the Tuscan farmhouses, respecting the characteristics of the Tuscan rustic style, then using quality materials combined with restored elements, incorporating wooden beams for the flooring and restored terracotta. The result is 12 different apartments, all furnished with care and taste: terracotta floors, oak parquet, chestnut beams, bathrooms covered in travertine marble, granite kitchen tops, to name just a few of the materials used. Public green area with typical plant species and break and relaxation areas. The public green area is closed by a bank of medicinal herbs and protected by a wooden fence. The walkways are obtained from former restored railway sleepers. Fantastic panoramic infinity pool with water heating system. Outdoors, private parking with spaces available for all

residents. Internal, underground, private parking with 9 garages (price € 18,000.00 each). Underground central heating system for heating and cooling by means of heating panels. Home automation for the management and automation of systems Free WI-FI connection Distances: Volterra is 40 km away; San Gimignano is 50 km away; Monteriggioni is 70 km away; Pisa international airport is 45 km away; Bolgheri is 50 km away; Siena is 90 km away; Lucca is 75 km away and Florence 80 km The international airport of Pisa is 45 km away; Bolgheri is 50 km away; Siena is 90 km away; Lucca is 75 km away and Florence 80 km The international airport of Pisa is 45 km away; Bolgheri is 50 km away; Siena is 90 km away; Lucca is 75 km away and Florence 80 km

Unit "Il Pino" Semi-detached house of 142 square meters with individual access on two floors plus a basement. It includes two bedrooms, three bathrooms, large living area and separate eat-in kitchen. The apartment has a private garden with access to the public park and a terrace overlooking the Volterra hills. The spaces have been organized in such a way as to find on the ground floor a living area with fireplace, adjacent kitchen and small bathroom. On the first floor there are two double bedrooms and a large bathroom with window. The basement includes a small relaxation area, a comfortable storage room under the stairs and a bathroom.

Prices do not include furniture. Possibility to buy an underground garage for € 18,000.00

Certification

Energy Class: B

EPglNr: 56.51 kwh/□

Features

Code: 1291	Reason: Sale
Address: via della Repubblica	Zip Code: 56030
Municipality: Chianni	Total Square Meters: 142 sq.m.
Bedrooms: 2	Bathrooms: 3
Rooms: 5	State of Preservation: Excellent
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Current Status: Free to the deed
Garden: Private, 200 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
ADSL Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



