

for sale in Chianni € 525.000 Ref. 1293



131 sq.m. | Bathrooms: 3 | Bedrooms: 3 | 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 Cipresso" 131 sqm

Semi-detached house, with three open sides and individual access. It extends over two floors and also includes a basement. It includes three bedrooms, three bathrooms and a large living area which is accessed from the private garden. The house has a garden, veranda and boasts direct access to the public park. With our layout, the spaces have been organized in such a way as to find a bathroom and a large double bedroom on the first floor, while the kitchen, the living area with fireplace and dining area and the bathroom are located on the ground floor. The basement includes two bedrooms, a storage room and a bathroom. Prices do not include furniture. Possibility to buy an underground garage for € 18,000.00

Certification

Energy Class: C

EPglr: 65.04 kwh/□

Features

Code: 1293	Reason: Sale
Zip Code: 56030	Municipality: Chianni
Total Square Meters: 131 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 5
State of Preservation: Excellent	Heating: Heating
Current Status: Free to the deed	Garden: Private, 200 sq.m.
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Closet
ADSL Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

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	

