

**for sale in Chianni**  
**Rivalto**  
**€ 1.600.000**  
**Ref. 1330**



**400 sq.m. | Bathrooms: 7 | Bedrooms: 7 | Rooms: 14**

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY, WE WILL PROVIDE ALL THE NECESSARY INFORMATION UPON REQUEST.

Splendid villa in the Pisan Hills, just 50 minutes from Pisa International Airport.

The villa is located in Rivalto, 2 km from the town of Chianni, where there are all services such as shops, banks, post office and restaurants.

The villa presents the main peculiarities of the area such as stone walls, fireplaces, terracotta floors, and outside in the large garden there is a wonderful swimming pool, in a dominant position compared to the house. The main house is approximately 400 m2 and has 7 bedrooms with bathrooms and large living rooms with fireplaces. According to the owner's needs, the house can be divided into 3 independent apartments.

The main house has 7 bedrooms with bathrooms and large living rooms with fireplace on the first floor. The entire villa was born as a single 400m2 property which, if necessary, can be divided into 3 autonomous and independent apartments. The villa is spread over two floors and offers beautiful outdoor spaces, ideal for outdoor dining.

CASTAGNO apartment: ground floor with 2 double bedrooms, 1 bathroom, living room with fireplace, kitchen and veranda overlooking the valley.

Il LECCIO apartment: 2 double bedrooms with bathroom, large living room with fireplace and kitchen and panoramic view.  
OAK apartment: 3 double bedrooms, 2 bathrooms, large living room with fireplace, kitchen and large windows that frame a breathtaking view.

The land of approximately 20,000 m2 surrounds the house, there are olive trees and fruit trees.

This farmhouse is located in Rivalto, in the heart of the Pisan Chianti, about 2 km from the town of Chianni, where you can find all the necessary services (shops, banks, restaurants and post office) and about 20 km from Pontedera. It is located in a particularly favorable position, via the nearby motorway network you can easily reach the major cities and tourist sites of Tuscany (Florence, about 60 km away, Lucca about 50 km away, San Gimignano, Pisa and Volterra about 40 km away). km., Siena 80 km.). It takes only 30 minutes to reach Pisa International Airport by car. Nearby you can visit the famous Terme di Casciana (7 km), where you can find a SPA center for all your needs. Nearby there are the following golf courses: - Castelfalfi (18 holes); Tirrenia (9 holes); Cosmopolitan Tirrenia (18 holes); Versilia (18 holes); Montelupo (9 holes); San Miniato (9 holes)

## Certification

**Energy Class:** G

## Features

|                                  |                            |
|----------------------------------|----------------------------|
| Code: 1330                       | Reason: Sale               |
| Address: Via Garibaldi Rivalto   | Zip Code: 56034            |
| Municipality: Chianni            | Zona: Rivalto              |
| Total Square Meters: 400 sq.m.   | Bedrooms: 7                |
| Bathrooms: 7                     | Rooms: 14                  |
| State of Preservation: Excellent | : 6                        |
| Level: On two-levels             | Total Floor: 2             |
| Heating: Heating                 | Parking: Uncovered Parking |
| Current Status: Free to the deed | Balconies: Present         |
| Garden: Private, 20.000 sq.m.    | Kitchen: Regular Kitchen   |
| Tv Antenna : Autonomous          | Porch                      |
| Tv SAT : Autonomous              | Closet                     |
| 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            |



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Post Offices

Shopping Centers

Municipal Offices





