

**for sale in Rufina
Pomino (Castelnuovo)
€ 980.000
Ref. 953**



244 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8

Modern villa with Park in locality Pomino (Rufina) to 40 minutes from Central Florence.

The villa, in a dominant position, with beautiful views of the surrounding hills, spread over 2 levels plus attic and is surrounded by a park of more than 4,100 square meters with chestnut trees.

On the ground floor the living area comprises a large double living room where the focal point is a fireplace from modern and elegant design that divides the environment in part used to dining room and living room.

A large glass door allows access from the exclusive courtyard villa and contributes alongside other 2 large Windows to make the environment extremely bright; a metal and marble staircase leads to the upper floor where is the sleeping area.

On the ground floor you will find the "Thermo" is also very nice and stylish kitchen with French doors and marble furnishings, a study, a bathroom, a laundry room, a hallway and utility room with exterior access.

Upstairs are 3 bright bedrooms with 2 terraces, loggia, entrance and 2 bathrooms one large (18 sq m) with Jacuzzi and access by stairs to the Loft where you will find the Finnish sauna 4, relaxation area and attic spaces.

The villa has been completely renovated in recent years with high quality materials: antique walnut "floating" to allow the heating system to the ground, district heating system with use of waste material (" Casey ") or LPG gas water heaters in bathrooms, marble finishing, quality fixtures, perimeter alarm lifts and volumetric, video intercom.

Very well cared for is outer space with oven and barbecue located at the beginning of the beautiful park, consisting of

trees of Oaks, walnuts and chestnuts, which grows in the rear of the villa.

Pomino is a village belonging to the municipality of Rufina, in the province of Florence in Tuscany. The village of Pomino is just 7 km from the municipality of Rufina piùcdi to which it belongs. The village of Pomino is 585 meters s.l. m e and mainly famous for its production of wine.

Distances: Florence Motorway A1 Florence Airport 35 minutes 40 minutes 60 minutes.

Rufina 15 minutes.

Certification

Energy Class: G

EPI: 323.64 kwh/□

Features

Code: 953	Reason: Sale
Zip Code: 50068	Municipality: Rufina
Zona: Pomino (Castelnuovo)	Total Square Meters: 244 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 8	State of Preservation: Restored
: 6	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Terrace: Present	Garden: Private, 4.100 sq.m.
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Fireplace
Parquet	Telephone System
Wiring : By Law	Jacuzzi
Shower	Wooden Window Frames
Shutters	

Nearby

Football Fields	Fitness Centers
Tennis Courts	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Municipal Offices	





