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INTERNATIONAL REAL ESTATE

Ref. 2190 – **VILLA ROSSA**

MODERN VILLA WITH POOL FOR SALE IN CHIANTI RUFINA, TUSCANY

Rufina – Florence – Tuscany
www.romolini.co.uk/en/2190



Interiors
450 sqm

Bedrooms
4

Bathrooms
4

Total land
7,600 sqm

Gardens
2,500 sqm

Swimming pool
10 × 5 m

This restored villa is just 40 minutes from Florence, in an open and sunny position on the hills of Tuscany and Chianti Rufina. The building (450 sqm) is in excellent shape and currently features 4 bedrooms for the guests. Rooms are ample and bright thanks to the ample windows. Outside, the 2,500-sqm garden houses the 10 x 5 m swimming pool, a convenient parking area and some shaded areas where one can spend the hot sunny days of summer.

SUMMARY OF THE PROPERTY

REFERENCE #: 2190 – VILLA ROSSA

TYPE: villa with pool

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 450 square meters (4,842 square feet)

TOTAL ROOMS: 11

BEDROOMS: 4

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: terracotta and parquet flooring, brick arches, ample windows and bright rooms, swimming pool with sunbathing area, outdoor dining area, parking lot, garage

LAND: 7,600 square meters (1.9 acres)

GARDEN: 2,500 square meters (0.6 acres)

SWIMMING POOL: 10 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (1km; 2'), Rufina (10km; 15'), Pontassieve (19km; 25'), Florence (35km; 45'), Reggello (37km; 40'), San Casciano in Val di Pesa (50km; 55'), Greve in Chianti (56km; 1h 10'), Montespertoli (73km; 1h 15'), Vinci (85km; 1h 25'), San Gimignano (87km; 1h 30'), Monteriggioni (89km; 1h 25'), Siena (106km; 1h 35'), Pisa (126km; 1h 50')

CLOSEST AIRPORTS

Firenze A. Vespucci (62km; 1h), Bologna G. Marconi (104km; 1h 20'), Pisa G. Galilei (123km; 1h 40'), Roma Ciampino (294km; 3h 30'), Roma Fiumicino (308km; 3h 20')



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VILLA ROSSA

This **restored villa** is just 40 minutes from **Florence**, in an open and sunny position on the hills of **Tuscany** and **Chianti Rufina**. The building (450 sqm) is in excellent shape and currently features 4 bedrooms for the guests. Rooms are ample and bright thanks to the ample windows. Outside, the **2,500-sqm garden** houses the **10 x 5 m swimming pool**, a convenient parking area and some shaded areas where one can spend the hot sunny days of summer.

Services are all available in the nearby town (1km; 2') but from the villa one can easily reach many of the cities of **Tuscany** in less than two hours (Florence, Siena, Monteriggioni, Pisa, San Casciano in Val di Pesa...).

DESCRIPTION OF THE BUILDING

The **villa** (450 sqm – 4,842 sqft, 4 bedrooms and 4 bathrooms) is laid over three floors as follows:

- **Ground floor:** equipped kitchen with exit onto the garden, living room with fireplace, dining room with fireplace, laundry/ironing room, bathroom and a garage;
- **First floor:** living room with sofa bed, two bedrooms with en-suite bathroom and two bedrooms with a shared bathroom;
- **Second floor:** office space (potentially a bedroom).

The villa has been fully restored and is in excellent shape. Rooms are very spacious and bright thanks to the huge windows that open onto the garden and allow the light to shine through. Floors are made out of terracotta tiles, while the ceilings are supported by typical wooden beams. The sleeping area is paved in parquet. The kitchen features a full-glass wall towards the garden.

EXTERIORS

The villa is surrounded by **2,500 sqm of garden**, well maintained and marked by stone walls and hedges. On the rear of the building is a cozy and private graveled apron, ideal for *a/ fresco* dinners. From the gate along the road, one enters the property that also features a convenient private area where cars can be safely parked.

Just below the villa is the **10 x 5 m swimming pool** (with a uniform depth of 1.2 m) surrounded by a nice paved sunbathing area where one can spend the sunny days of summer in full relaxation.

Beyond the garden, the villa is completed by 5,100 square meters of land (1.3 acres).

MAP OF THE PROPERTY



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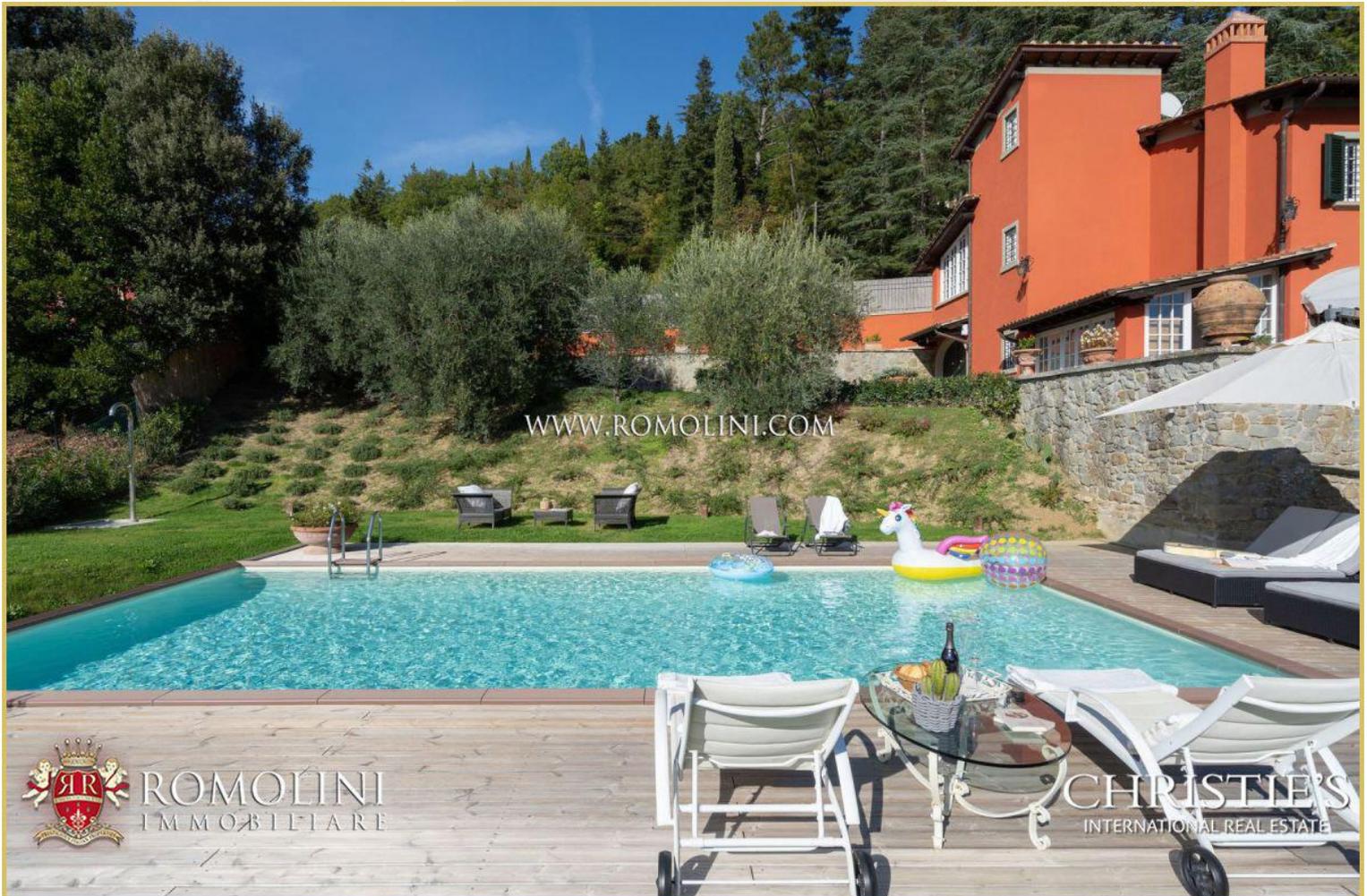


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