

## COZY RESTORED VILLA WITH SWIMMING POOL AND OLIVE GROVE FOR SALE IN CHIANTI

Certaldo – Florence – Tuscany



**Interiors**  
150 m<sup>2</sup>

**Bedrooms**  
2 (up to 3)

**Bathrooms**  
2

**Swimming pool**  
Yes, bio-lake

**Total land**  
4.256 m<sup>2</sup>

**Olive grove**  
3.1 ha

On the Chianti hills, not far from Tavarnelle Val di Pesa and Certaldo, lovely country villa for sale. The building (150 m<sup>2</sup>) is on two levels: on the ground floor is the living area consisting of kitchen, living room, reading room (potentially room), bathroom and laundry. From the living room a staircase leads to the upper floor where there are two bedrooms and a bathroom with Jacuzzi. Outside, the house has a 4,200-m<sup>2</sup> garden with barbecue area, outdoor dining area, and swimming pool/bio-lake with sandy beach. The rest of the property (3.1 ha) is mainly used as an olive grove with a small forest.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2849 – VILLA ENEA

**TYPE:** countryside villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 150 square meters (1,614 square feet)

**TOTAL ROOMS:** 5

**BEDROOMS:** 2 (up to 3)

**BATHROOMS:** 2

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta and wooden floors, fireplace, hot tub, barbecue with outdoor dining area, garden, olive trees, natural swimming pool, , solar panels, outdoor video surveillance, charging stations for electric vehicles.

**EXTERIOR:** 3.6 hectares (8.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** yes, biolake

**ELECTRICITY:** already connected + photovoltaic system

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** not, all electric

**ENERGY CERTIFICATE:** **A2** (EP<sub>gl, nren</sub> = 37.33 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** fan coils + air conditioning

## CLOSEST CITIES AND TOWNS

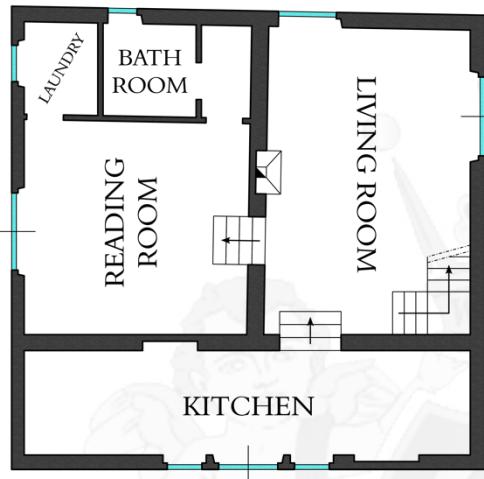
Closest services (2km; 5'), Poggibonsi (11km; 20'), Certaldo (17km; 25'), San Casciano in Val di Pesa (17km; 30'), Colle di Val d'Elsa (18km; 25'), Castellina in Chianti (20km; 35'), San Gimignano (22km; 35'), Monteriggioni (27km; 30'), Casole d'Elsa (34km; 40'), Florence (41km; 55'), Gaiole in Chianti (41km; 1h 5'), Siena (42km; 45'), Volterra (45km; 1h), Arezzo (100km; 1h 25'), Cortona (112km; 1h 30'), Rome (271km; 3h 10')

## CLOSEST AIRPORTS

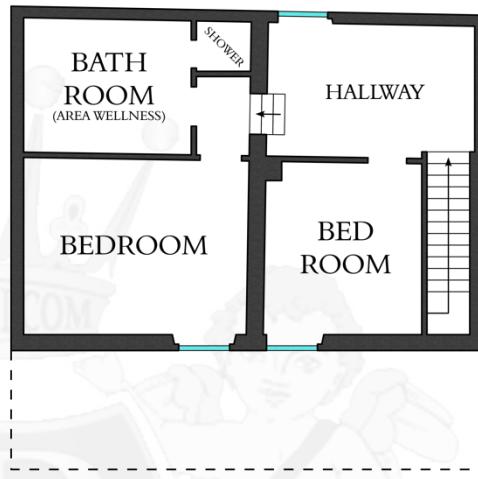
Firenze A. Vespucci (48km; 50'), Pisa G. Galilei (89km; 1h 20'), Grosseto C. Baccarini (112km; 1h 30'), Bologna G. Marconi (130km; 1h 35'), Perugia San Francesco (156km; 2h), Roma Ciampino (284km; 3h 5'), Roma Fiumicino (298km; 3h 10')

## VILLA ENEA

On the **Chianti hills**, not far from **Tavarnelle Val di Pesa** and **Certaldo**, lovely **country villa** for sale. The building (150 m<sup>2</sup>) is on two levels: on the ground floor is the living area consisting of kitchen, living room, reading room (potentially room), bathroom and laundry. From the living room a staircase leads to the upper floor where there are two bedrooms and a bathroom with *Jacuzzi*.



GROUND FLOOR



FIRST FLOOR

The building has been expertly renovated so as to preserve its typical country aspects but at the same time adding modern comforts for guests.

Outside, the house has a **4,200-m<sup>2</sup> garden** with **barbecue** area, outdoor **dining area**, and **swimming pool/bio-lake** with sandy beach. The rest of the property (3.1 ha) is mainly used as an **olive grove** with a small forest.

In front of the house, a convenient carport allows cars to be sheltered and has **two charging stations for electric vehicles**.









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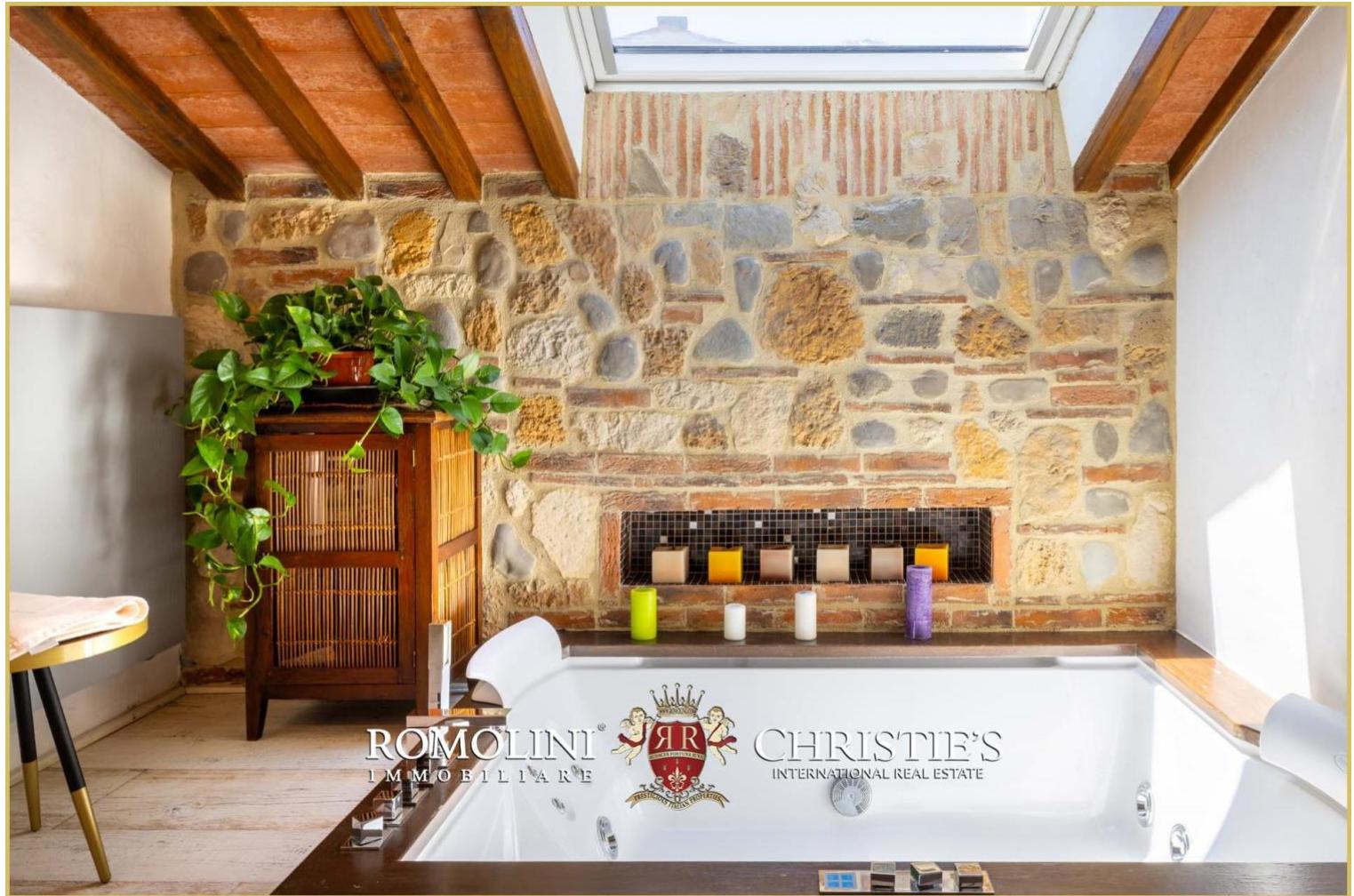
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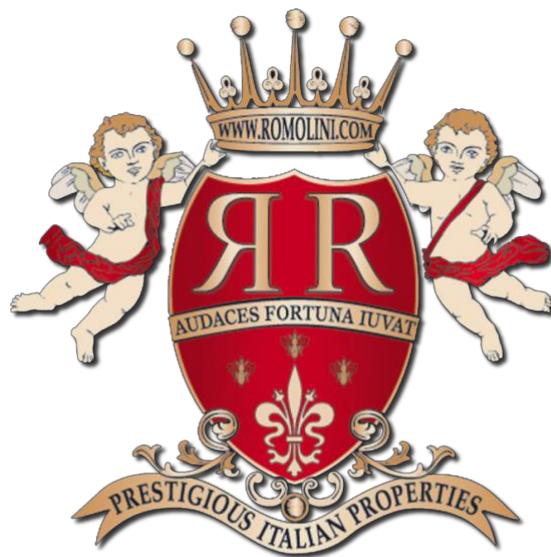
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