logica immobiliare
la soluzione a portata di mano

Villas for Sale in Figline e Incisa Valdarno (FI) **1.280.000 €**

Ref: VL313T

Size: 600 sqm
Field: 3 ha
Rooms: 12
Bedrooms: 4
Bathrooms: 5
Energy class: F
IPE: 160

Surrounded by the green Tuscan hills, between Figline Val D'Arno and Montevarchi only 35 km from Florence, beautiful villa of about 500 sqm with garden and land of about 3 hectares divided between olive grove, arable land, and woodland. Completely renovated in 2009 with taste and high-quality materials, the house has three floors. The ground floor consists of a large open space with dining area and living room with fireplace as well as a kitchen, a study, bathroom with ante-bathroom and storage room. Outside, a portico, a large loggia and a terrace allow outdoor living while enjoying the surrounding panorama. From the terrace, an external staircase provides access to the basement, which is currently in a rustic state and consists of a cellar, a 40 sq m storage room and a flat to be completed of approximately 100 sq m with living room, kitchen, bedroom, and bathroom. The first floor is dedicated to the sleeping area and via a unique stone staircase, one arrives at a living room that disengages 4 bedrooms, each with private bathroom, as well as a wardrobe room serving the floor. The villa has a photovoltaic system of about 14.6 kW, a well and 3 cisterns for collecting rainwater for 60,000 litres. The heating system is powered by LPG and is underfloor heating. There is an air conditioning system, the fixtures are made of oak with shatterproof glass, and there is a bathtub and showers with hydromassage. Possibility of building a swimming pool for which authorisation has already been presented and granted. Florence is 35 km away, Arezzo 40 km, Gaiole in Chianti 25 km, Montevarchi 13 km, Figline Val D'Arno 8 km approx.

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