

Tuscany for pure living



Welcome

At one glance

Location: Italy, Tuscany, Regello

Rooms: 13

Living aerea: approx. 240 qm

actual state: well kept

Price: Euro 1'300.000,-

Size : approx. 36.000 m2

Including. 300 Vines (100 Sangiovese, 100 Montepulciano 50 Malvosia bianca, 50 Trebbiano) Production approx. 600 lt. Per year



Life takes place around the kitchen

Description

The historical farmhouse stands alone, far from insight by any neighbour at the end of a private road. Surrounded by vineyards and forests. It is a zone without possibilities for further developenents thad borders party with a natural resort owned by the province. The next house is located about 300 meters away. The aerea around Montanino is known as Chianti Doc Putto.

This solid traditional Tuscan Farmhouse has not changed in substance within the last 100 years. Interior adaptations have been done with love fort he old substance keeping here nad there the old walls visible. Likewise the 100 year old Olive mill still stands in its original place. The living roome includes the original Fireplace big enough to sit in it in front of the open fire.

This property is for lovers of autenticity , nature and private atmosphere. Only 6 km from the highway exit(Exit 24 Incisa Valdarno). Shopping in the aerea: Montanino 1 km, Regello 4 km, Figline Valdarno 7 km Florence is 30 km close.

Get yourself inspired and visit the place to fall in love at first sight.

A few more details:

Water: comes from a new artesian well 40 m deep producing approx 60 lt /min.

Telephon: landline is installed, mobile connection

Heating: Centralheating with mordern automatic woodburning stove, (plenty of forest for wood for heating comes with the property)



A wild-romantic location, no visible neighbours, yet easily accessible



32 km from Florence 2 miles from highway exit

Italien, Toscana

Seite 4

Annette Schudarek

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Bedroom with old Terracotta floor

Italien, Toscana

Seite 5

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The sales conditions

Price	Euro 1'300.000,-
The offer	not binding and subject to confirmation Subject to being unsold All specifications are as received by the present owner and without guarantee. The Estate Agent, Annette Schudarek does not accept any commission request from third parties interested in the property.
Contract of purchase	important terms: <ul style="list-style-type: none">- Plus value taxes are to be paid by the buyer- Notary costs are subject to the official rules- All costs incl. Vat amount to approx 13%
Available	any time
Visits	The property can only be visited by appointment.

A few details



Details that make you feel in a traditional house



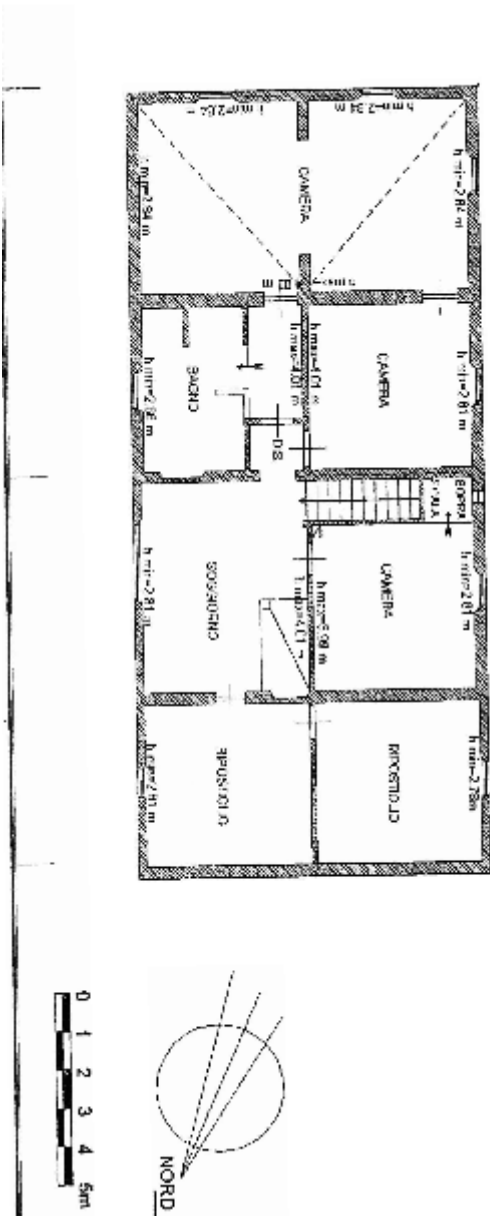
..sit in the traditional Tuscan chimney



..allway with a view into the season



the old olive mill has never moved



PIANO PRIMO

