

Chianni – Toscana

# The Arbutus Tree - Ideal home to spend unforgettable vacations

Property ID: IT242941178



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 410.000 EUR • LIVING SPACE: ca. 120 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 1 m<sup>2</sup>**

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## At a glance

Property ID	IT242941178	Purchase Price	410.000 EUR
Living Space	ca. 120 m <sup>2</sup>	Commission	Subject to commission
Rooms	5	Total Space	ca. 128 m <sup>2</sup>
Bedrooms	2	Usable Space	ca. 0 m <sup>2</sup>
Bathrooms	3	Equipment	Terrace, Swimming pool
Year of construction	2010		
Type of parking	2 x Other		

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## Energy Data

Type of heating	Central heating
Power Source	Gas

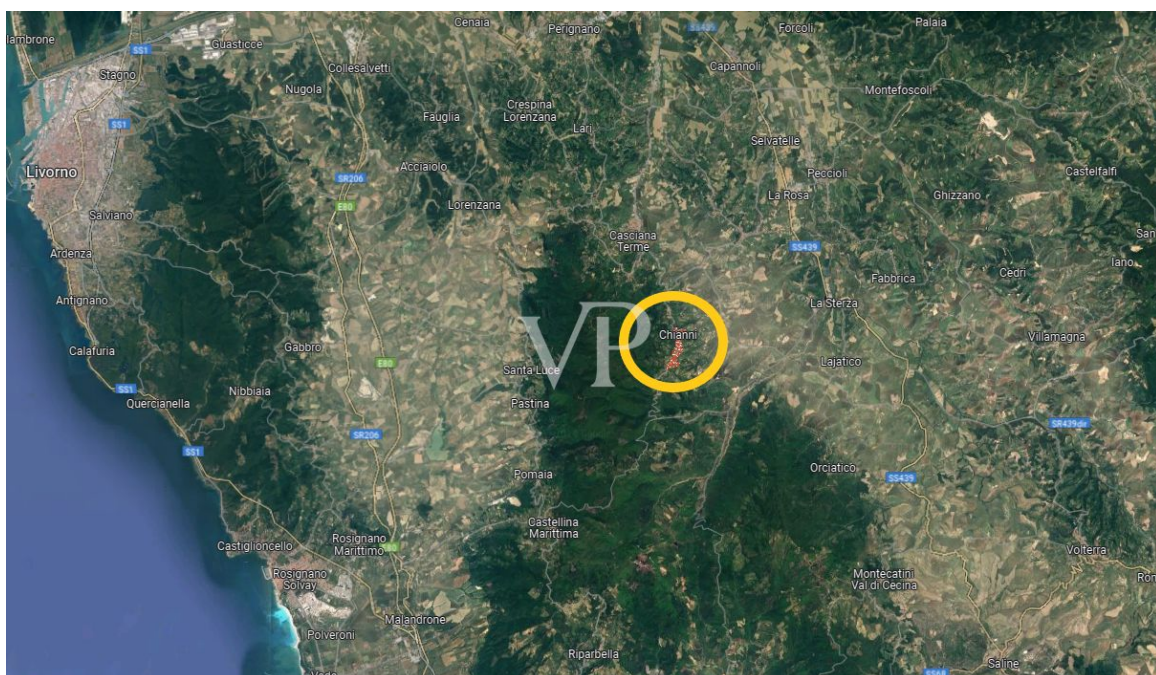
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## The property



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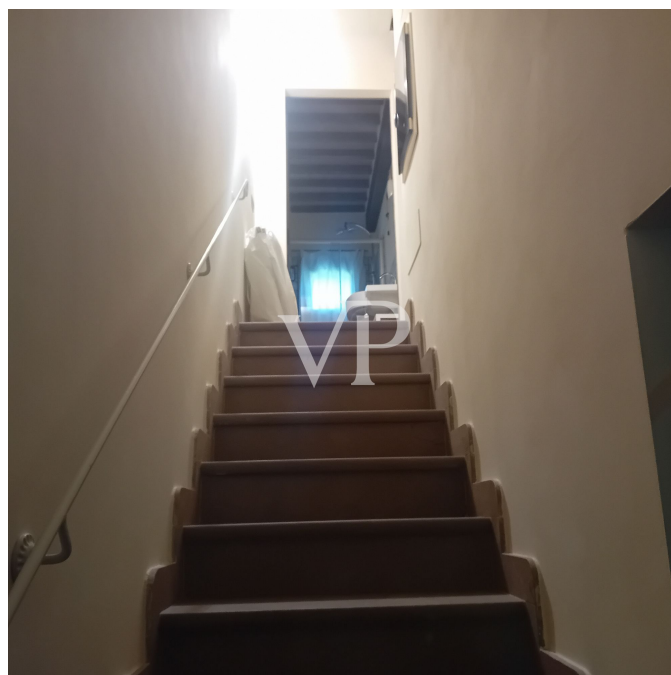
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## The property

Caratteristiche:	Planimetria:
Camere: 3	<p><b>Corbezzolo</b></p> <p>The floor plan is divided into three levels: Seminterrato (basement), Piano terra (ground floor), and Piano primo (first floor). The Seminterrato level includes a storage room (Soggiorno) and a bathroom (Bagno). The Piano terra level features a living area (Soggiorno), kitchen (Cucina), dining area (Bella piazza), and bathroom (Bagno). The Piano primo level contains three bedrooms (Camera), a study (Studio), and a bathroom (Bagno). A north arrow is located at the top left of the plan.</p>
Bagni: 3	
Veranda: Aperta	
Giardino privato: Si	
Terrazzo: No	
Camino: Si	
Parcheggio coperto: Si	
Classe energetica: C	



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## A first impression

Passing the medieval village of Chianni, we find nestled on a high floor a charming stone residential complex with garden and swimming pool with breathtaking views of the hills below. The property complex consists of two buildings, of which the one for sale consists of two rooftop residential units free on three sides, with its own courtyard and communal garden with swimming pool. Parked the car, on foot you reach the lovely garden bordered by a wrought iron fence, from here passed the gate, a terracotta driveway leads us to the entrance of the house, protected by a porch under which you can spend moments of absolute relaxation alone or in the company of friends . The entrance leads to the ground floor consisting of kitchen dining room, a bathroom, and a cozy living room with fireplace ,next to which a large French window gives us access to the garden. This precious outdoor space overlooks the charming surrounding landscape where under a blue sky, the hills are the real protagonists of a natural picture of unique beauty. From the ground floor also, through a staircase we reach the basement, consisting of a large room used as a guest room with bathroom and the first floor where we find the third bathroom and two double bedrooms. Excellent finishes respectful of the typology of the building enrich this charming home, we find in fact terracotta floors, oak in the rooms, solid wood fixtures, wooden beams and rafters and terracotta bricks, floors and walls of the bathrooms, travertine, centralized underfloor heating and cooling, home automation system control and automation of systems, as well as wi-fi system.

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## Details of amenities

public parking in front of the building  
garage not included in the price € 18,000.  
underfloor heating system  
air conditioning system.  
fireplace  
terracotta floors  
attics and roof in beams and rafters and bricks

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## All about the location

Location and news Chianni is a municipality located in the province of Pisa, Tuscany, Italy, just 45 kilometers from Pisa and Galileo Galilei International Airport, 60 kilometers from of Florence and 50 kilometers from the sea. No less important is its proximity to Lajatico, the birthplace of Maestro Andrea Bocelli, where by the will of the famous musician the Theatre of Silence, a magical and contemplative place known throughout the world, was built on a hill. Chianni has ancient origins dating back to the Etruscan period, moreover in the Middle Ages it was an important defensive stronghold of the Pisan republic ,in fact you can still admire the remains of the castle ,the church of San Donato from the 12th century, and the winding and narrow streets still paved in stone. The landscape around the medieval village is typically Tuscan, characterized by rolling hills planted with vineyards and olive groves on which Chianni's main economy is based, sustained by a demanding tourism bent on the search for authentic environments that have been able to preserve through the passage of time their original beauty. For food lovers, Chianni offers agritourisms and typical restaurants, where you can enjoy local dishes, accompanied by excellent wines produced in the area.

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## Contact partner

For further information, please contact your contact person:

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