

Chianni – Chianni

# Stone farmhouse with pool and olive grove in Chianni, with panoramic views and manicured garden

Property ID: IT242941674



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PURCHASE PRICE: 790.000 EUR • LIVING SPACE: ca. 260 m<sup>2</sup> • ROOMS: 4

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## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | IT242941674            |
| Living Space         | ca. 260 m <sup>2</sup> |
| Rooms                | 4                      |
| Bedrooms             | 3                      |
| Bathrooms            | 3                      |
| Year of construction | 1800                   |

|                |                        |
|----------------|------------------------|
| Purchase Price | 790.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 360 m <sup>2</sup> |
| Equipment      | Swimming pool          |

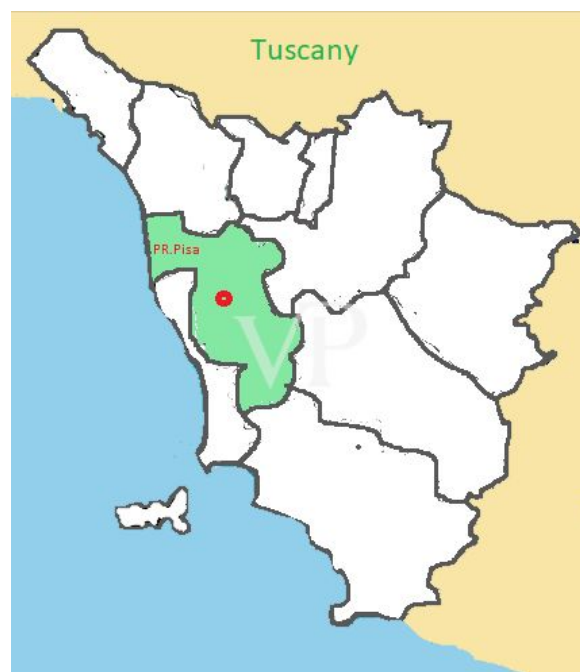
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## Energy Data

|                 |                              |                         |                             |
|-----------------|------------------------------|-------------------------|-----------------------------|
| Type of heating | Single-storey heating system | Energy Certificate      | Energy demand certificate   |
| Energy Source   | Gas                          | Final Energy Demand     | 200.00 kWh/m <sup>2</sup> a |
| Power Source    | Gas                          | Energy efficiency class | F                           |

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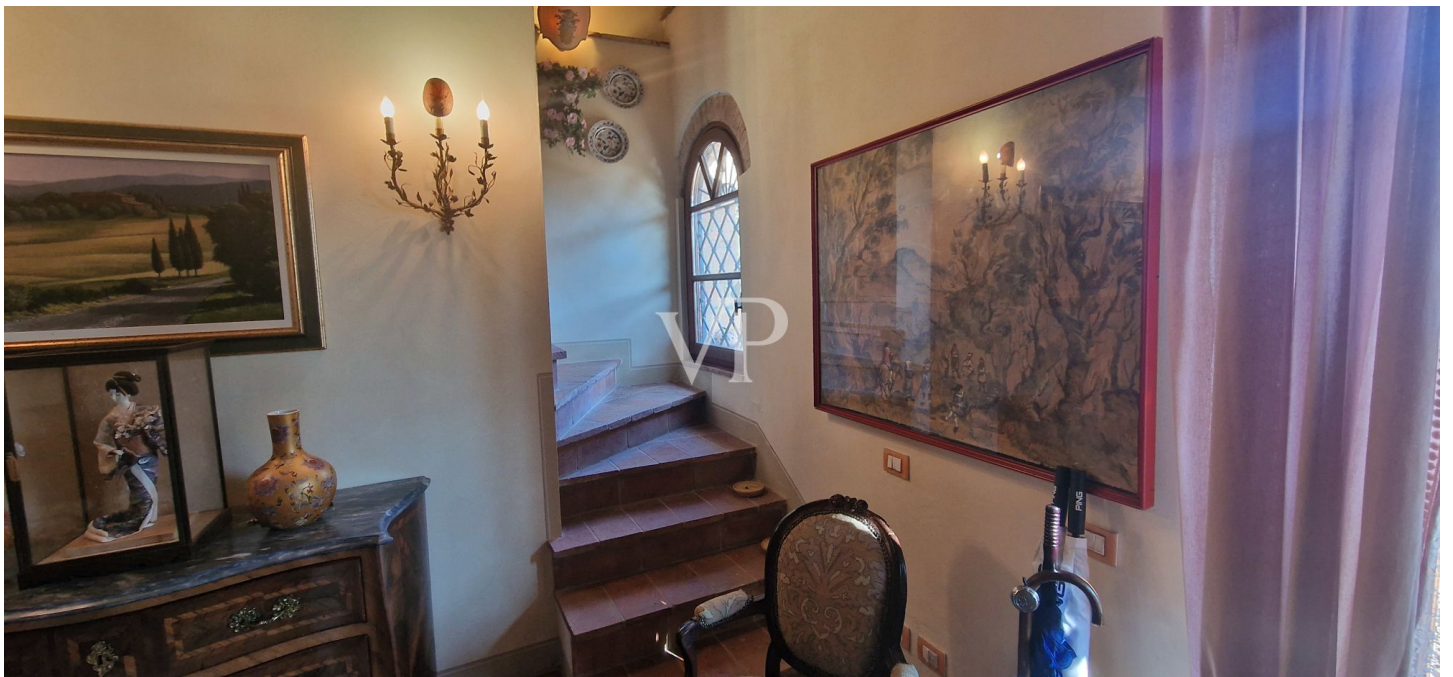
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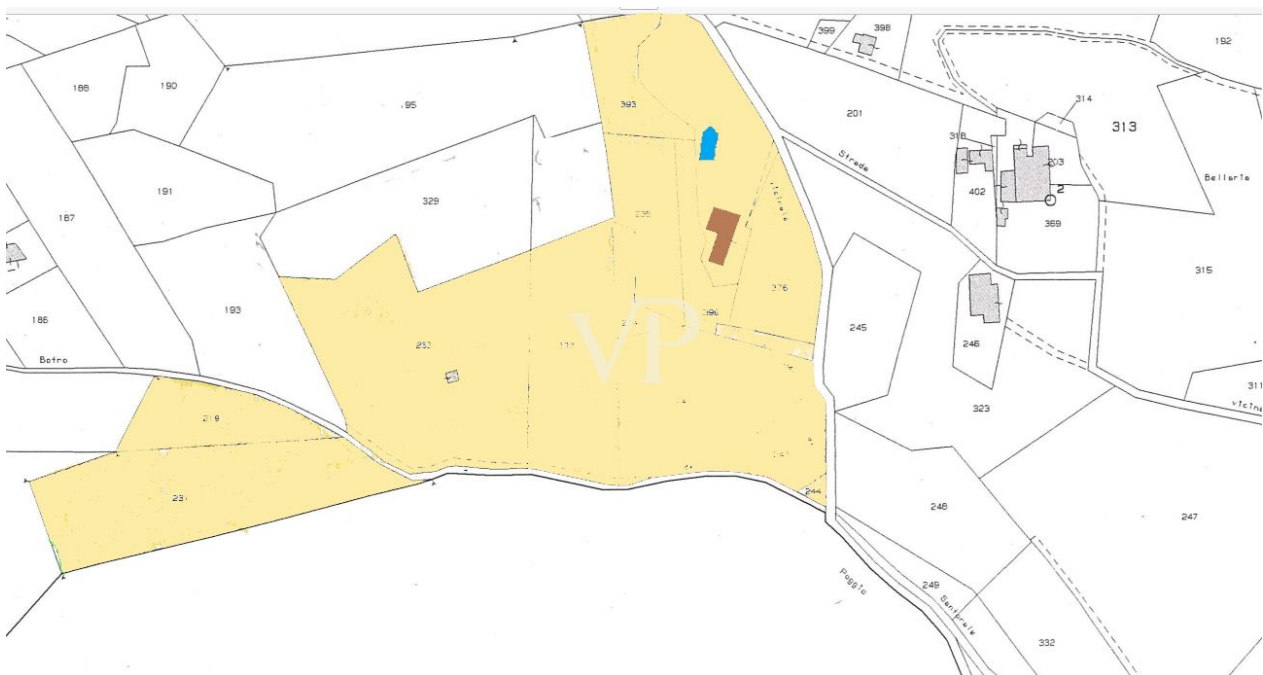
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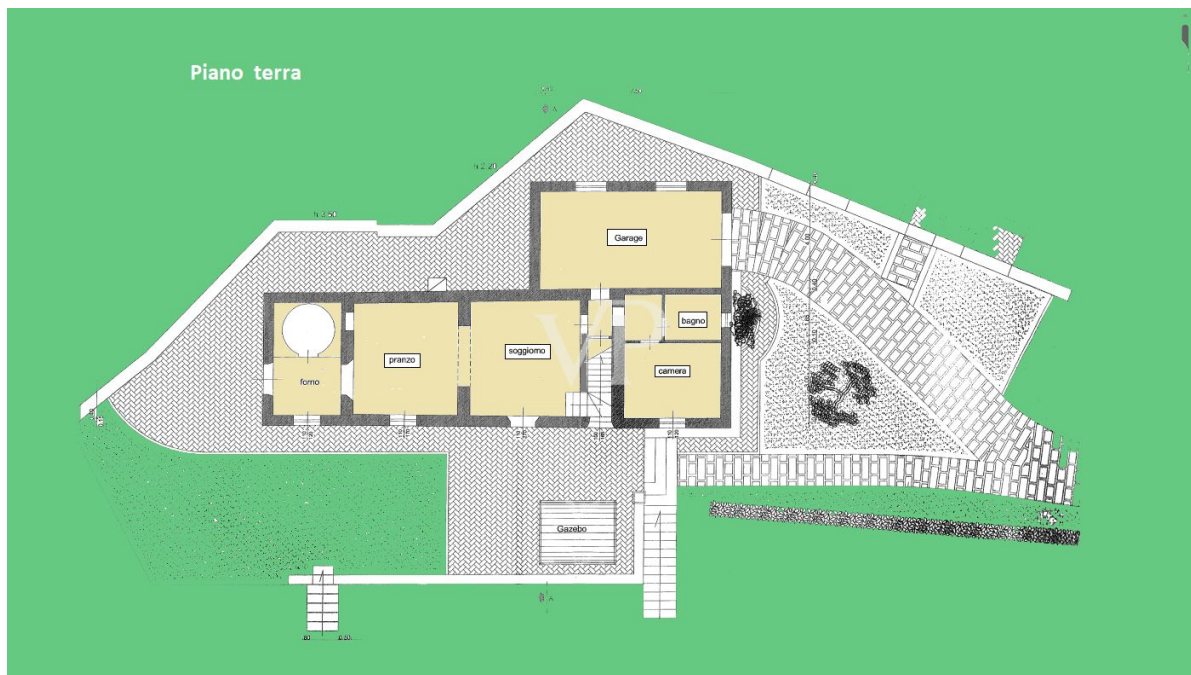
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# The property



Piano primo



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## A first impression

Just before arriving at the medieval village of Chianni, following a partly gravel road that crosses a small cluster of houses, continuing uphill you reach the entrance of the property, consisting of a stone farmhouse on two floors with swimming pool, surrounded by agricultural land owned in part olive groves. Passed the iron gate, and parked the car in the spacious parking lot protected by trees, you are welcomed inside a well-kept garden full of flowers and ornamental plants. Walking along a stone pathway, you reach the building characterized by a large panoramic terrace paved in terracotta tiles, where an iron gazebo has been built under which during the summer months you can spend moments of absolute relaxation, protected by the shade of the leaves of the creepers, benefiting from the panoramic view and the absolute tranquility that surrounds this little corner of paradise. From the entrance to the house accessible from the large terrace, you enter the living room, communicating on the left through a large arched opening, with the dining room with fireplace, adjacent to the kitchen, on the right to a hallway connecting the bedroom to the bathroom, and the spacious garage. Through the staircase we go up to the sleeping floor where we find two cozy double bedrooms with loft and a bathroom with bathtub. Particular attention was paid during the restoration work to the typology of the building. In fact, the exposed stone has been preserved in the facade, and internally the original floors with rafters and bricks have been restored, while the new flooring is in terracotta.



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## Details of amenities

garage  
swimming pool  
garden  
large parking lot

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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 at the behest of the famous musician the Teatro del Silenzio, 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 12th century church of San Donato, and the winding 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:

Christian Weissensteiner

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Corso Italia 1 Mailand  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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