



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Chianni ! Exclusive Country House with Pool and Private Spring | Real estate Tuscany



IT-16605-KA

Panoramic view
56034 Chianni
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	56034
Country	Italy
City	Chianni
Additional geographical information	Pisa
Living space	approx. 377 m ²
Number of rooms	8
Plot size	approx. 15.000 m ²
Number of bedrooms	4
Number of bathrooms	4
Asking price	920.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished
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Description

Just 5 km from the medieval village of Chianni, you will find this beautiful country house with a swimming pool and a private spring.

The property spans two levels with a total surface area of 290 sqm. On the ground floor, the entrance opens onto a large living room connected to the dining area, creating a spacious environment ideal for hospitality. The large and functional kitchen features direct access to a covered veranda, set up for outdoor dining. A guest bathroom and a practical pantry or utility room complete the floor.

On the first floor, a hallway leads to the sleeping area. The layout of the spaces includes two double bedrooms served by a large main bathroom, and an additional two double bedrooms equipped with private en-suite bathrooms.

Outside, adjacent to the house, there is a wood-fired oven and a barbecue area. The garden, measuring approximately 1 hectare, features a 10x5 meter kidney-shaped swimming pool with a solarium area. The property is completed by an 8 sqm laundry room and a 21 sqm garage, which provide excellent utility and storage space.

The country house was completely renovated in 1997 in full compliance with the Tuscan architectural tradition, and benefited from a careful restyling intervention in 2020. This recent modernization introduced contemporary design details and comforts, while enhancing the original materials. The residence is in excellent condition and is immediately habitable, with no need for any restoration work.

The property is connected to the public water and electricity grids, but it stands out for its extraordinary autonomy: a private spring, complete with a collection basin, lifting system, and storage tanks, supplies the garden irrigation system, keeping it lush at zero cost.

Heating is provided by a LPG boiler with an underground tank, skillfully integrated with a wood-burning stove-heater that optimizes consumption by heating the entire system. A modern carport hosts a 6 kW photovoltaic system (without storage), which guarantees a significant reduction in energy costs. The technical amenities are completed by an electric gate, an air conditioning system for the warmer months, and a high-speed internet connection.

For more offers please consult our web site www.real-estate-italy.com.



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Location

Chianni (5 km, 10 min), Casciana Terme (10 km, 15 min), Pisa (50 km, 50 min), Livorno (55 km, 1 hour).



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Your contact person

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