Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Semi-detached house in a complex with shared swimming pool , only 10 minutes by car from Castelfalfi



IT-C42-KA

Panoramic view
50050 Gambassi Terme
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	50050
Country	Italy
City	Gambassi Terme
Additional geographical information	Florenz
Living space	approx. 73 m^2
Number of rooms	3
Plot size	approx. 150 m^2
Number of bedrooms	2
Number of bathrooms	2
Asking price	275.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished

Contact person

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Description

For sale half of a former barn, located in a charming hamlet with shared parking and swimming pool. The property is easily accessible via the paved road connecting Montaione and Castelfalfi, with no unpaved roads to drive along.

The complex enjoys an excellent strategic location: it is just 900 metres from the nearest bar, grocery shop and restaurant, 7 km from the town of Gambassi Terme, which offers all essential services as well as its renowned thermal spa, 8.5 km from Montaione, 9 km from Castelfalfi and its popular golf course, just 20 minutes from the beautiful town of San Gimignano, 22 km from Volterra, approximately one hour by car from Pisa International Airport and one hour and fifteen minutes from Florence.

The property has its own private entrance from a spacious garden of approximately 150 sq m, extending around three sides of the house, and is arranged as follows:

On the ground floor, there is a living room/kitchen, a bathroom with shower, and a double bedroom with French doors providing direct access to the garden.

An internal staircase leads to the first floor, which comprises a further spacious double bedroom with large windows and a private bathroom.

All utilities are connected. Heating is provided by LPG, with a boiler shared with the adjoining apartment and individual sub-meters allowing private consumption to be accurately monitored. The property also benefits from mains water and a TV aerial on the roof.

The house is ready to move into and requires no renovation work.

All apartments within the complex have access to the shared outdoor facilities, including landscaped green areas, the swimming pool and parking.

The mature trees and lush vegetation surrounding the property ensure a high degree of privacy.

This is an ideal property either as a holiday home or as an investment for rental purposes, thanks to its proximity to some of Tuscany’s most renowned destinations, including San Gimignano, Volterra, Montaione and the prestigious Castelfalfi golf course.

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

Location

Gambassi Terme

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