



# Tavarnelle Val di Pesa

€ 800.000

FI - Toscana

Renovation project - beautiful Tuscan farmhouse a few minutes from Tavarnelle

Beautiful rustic farmhouse in stone, in idyllic green settings in the Tuscan countryside. A truly rare object, due to the many well preserved original features.

The main building consists of the living quarters with adjacent stables, cellars, storage spaces and agricultural sheds. From the large living room on the ground floor, there is direct access to the charming, paved court. In front of the house there is the old woodshed with outbuildings, in need of a complete renovation. The paved road makes access to the house easy, and you can reach the charming village of Tavarnelle in only a few minutes. The property currently an agricultural household and must be registered for residential purposes.

1300	2	4	6	10	19000	900	

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REF. NO.  
**CH 241**

PROPERTY TYPE  
**Restoration project**



## GENERAL INFORMATION AND ADDITIONAL BENEFITS

The buildings are in need of a complete restoration

The property must be registered for residential purposes - it is currently an agricultural household

The land of approximately 2 hectares has about 250 olive trees.

There are old water wells on the ground, but also the possibility to connect to the public aqueduct.

The distribution of the internal spaces is ideal for dividing the property into more independent units, and for creating several large bedroom suites with private bathrooms.

## SURROUNDING AREA

The property is located right in the heart of the Chianti Classico wine district, known all over the world for great wine combined with culinary experiences and the characteristic Tuscan landscape with rolling hills, wine fields and olive trees.

The nearest village, Tavarnelle (2 km) has everything you need, from restaurants and supermarkets to banks and a pharmacy. On thursdays there is a typical market in town, where you can buy everything from local specialties to clothes and homeware.

The charming towns of Colle Val d'Elsa, Barberino Val di Pesa, Greve in Chianti and Certaldo are all nearby, and famous destinations such as San Gimignano, Siena and Florence can be reached in less than an hour.

## PROPERTY INFORMATION

Location	Tavarnelle Val di Pesa
Province	FI
Region	Toscana
Property type	Restoration project
Year built (estimated)	1300
Year renovated	
Surface area (sqm)	19000
Living space (sqm)	900
Levels	2
Bedrooms	6
Bathrooms or half bathrooms	4
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	Wood stove
Energy label (EU)	
Height above sea level (meters)	378
View	Olive/wine fields
Access road to property	Paved road
Distance from main road (meters)	1500
Nearest airport	Firenze
Distance to nearest airport (km)	35
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Firenze, Siena, San Gimignano, Volterra