



# Chianni

PI - Toscana

€ 125.000

**Charming apartment with roof terrace within walking distance from the historic centre of Chianni**

Beautifully renovated 2-bedroom apartment, with wonderful roof terrace and the best imaginable view, located in the charming village of Chianni, near Pisa. The apartment is located on the 1st and 2nd floor of a nice, old town house with a typical Tuscan stone facade. The property is well kept and situated in a quiet street within walking distance of the old town center. On the first floor we find the kitchen-dining room, from which a flight of stairs takes us to the sleeping quarters on the 2nd floor. Here there are two large bedrooms with beautiful views, and a spacious bathroom with shower and room for a washing machine. From one bedroom there is access to the property's roof terrace, which has the most amazing view over the town's roofs, and the beautiful hilly landscape adorned by cities such as Lajatico and Volterra. The home was recently completely renovated and all installations are new. Included in the price is also a parking space, right in front of the property.



1800

3

1

2

3

M<sup>2</sup>

M<sup>2</sup>

60

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REF. NO.  
**CH 243**

PROPERTY TYPE  
**Apartment**



## GENERAL INFORMATION AND ADDITIONAL BENEFITS

The apartment was recently renovated with great respect for the original style.

Many unique details, such as the exposed ceiling beams and the original stone walls, have been carefully preserved, while much attention has been given to making the apartment functional and modern, so that the home lives up to contemporary living standards.

Also the the roof has been completely renovated, and hydraulic and electrical installations are all new.

Included in the price is a private parking space, right in front of the house.

## SURROUNDING AREA

Chianni's charming town center, with restaurants, shops, post office, pharmacy ecc. is just 900 meters from the apartment, and in the immediate area there is both a convenience store and a coffee bar, as well as one of the town's best restaurants.

Chianni has an amazing location in the beautiful landscape of the hills of Pisa, with short distance to the sea and Tuscany's beautiful beaches, famous medieval towns such as San Gimignano and Volterra and the bigger cities Pisa and Livorno. The beautiful, green national park Maremma is close by, and so is the famous wine area Bolgheri.

Chianni is only 40 km. from the airport of Pisa, and about an hour's drive from the airport of Florence.

## PROPERTY INFORMATION

Location	Chianni
Province	PI
Region	Toscana
Property type	Apartment
Year built (estimated)	1800
Year renovated	2016
Surface area (sqm)	
Living space (sqm)	60
Levels	3
Bedrooms	2
Bathrooms or half bathrooms	1
Balcony	Yes
Terrace	Yes
Basement	No
Garden	No
Swimming pool	No
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	
Height above sea level (meters)	280
View	Nature/hills
Access road to property	Paved road
Distance from main road (meters)	150
Nearest airport	Pisa
Distance to nearest airport (km)	40
Nearest grocery store (km)	0
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze, Pisa, Volterra, Siena