

# Italy Chiltons

ESTATE AGENTS

[www.italychiltons.net](http://www.italychiltons.net)

ITALY – TUCANY – SIENA – MOLINO DEL PIANO

Ref No: Italy Chiltons 10-005 TOS Siena Molino del Piano MB

VILLA FOR SALE

Price: € 2,300,000

ITALY – TUCANY – SIENA – MOLINO DEL PIANO

This beautiful villa is an old convent with sighting tower that was renovated approximately 20 years ago with local top quality Tuscan materials such as terracotta floors, wooden beam ceilings with terracotta and all of in good condition. This villa measures 500 sq metres and it is situated in rolling farmlands 14 km east of Florence within the Chianti Rufina wine producing area. The nearest shops are at Molino del Piano, 3 km (2 miles) away, where you will find most requirements needed. Fiesole, perched above Florence, is a 20-minute drive. Siena can be reached in less than an hour by motorway. The property consists as followed. Ground floor: Very large kitchen with an open fireplace, spacious dining room adjoining a huge living room with a fireplace, bathroom and the most breathtaking view. First floor: Large billiards room, two double bedrooms with twin beds, two bathrooms with baths and showers. The external grounds entirely terraced and surrounded by the estate's 200 acres of olive groves and vineyards. The private swimming pool, 5 x 10m/16 x 32 feet is set just below the house. There is an old well which can provide water to the property through two pumps. The property also comes with a grounds man or house keeper's apartment. Ground floor: Living room with cooking facilities. First floor: Two double bedrooms, bathroom. Basement: study, little bathroom and utility room with exit to the garden. Access Airports: Florence, 45 minutes; Pisa, just over 1 hour. Railway station at Le Sieci 3 minutes away with direct line to Florence. Motorway exit is at Firenze Sud, 10km/6 miles along paved but increasingly steep and winding roads to the properties. Local activities tennis, riding stables about 15 minutes drive. 18 holes golf at Grassina or Scarperia, both about 40 minutes away.



INTERNATIONAL ESTATE AGENTS – PROFESSIONAL - PROPERTY CONSULTANTS

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