for sale in Figline e Incisa Valdarno
Gaville
€ 1.650.000
Ref. 1181



500 sq.m. | : 7 | : 8 | : 20

Nestled in the heart of the Tuscan hills, just 15 km from Greve in Chianti, this extraordinary property stands out for its commanding position with 360° panoramic views, perfect sun exposure, and absolute privacy. The complex, with a total area of approximately 500 square meters, is composed of two independent residential units: a prestigious main villa and a characteristic barn, harmoniously nestled in a landscape of rare beauty.
Renovated in the 1980s, the property has been reinterpreted as an elegant and understated residence, featuring bright rooms and spacious living areas that open onto the garden and surrounding countryside.
Main VillaThe villa, arranged on two levels, welcomes you with large and refined spaces designed for comfort and conviviality.
The ground floor features a living area, comprising a large living room, a dining room, and a further sitting room with a fireplace, as well as a spacious walk-in closet with a pantry of approximately 20 square meters. The eat-in kitchen opens directly onto the outdoor courtyard, which features a charming panoramic paved terrace, complete with barbecue and oven, ideal for al fresco dining immersed in the Tuscan landscape.
Also on the ground floor there is a service bathroom and a staircase leading to the sleeping area.
The upper floor develops around a central corridor and houses:
Three spacious suites, each with a private bathroom; two single bedrooms with a shared bathroom. Completing the level

is a refined room with a modern fireplace and access to a pocket terrace, extremely bright and with breathtaking views of the valley.
Barn (annexe)The old barn, once the caretaker's house, has been transformed into a welcoming annex and houses two residential units on the first floor:
An apartment comprising an entrance hall, bedroom, bathroom, double bedroom, and a large living area with an open-plan kitchen, with direct access to a habitable terrace perfect for summer dining. An independent two-room apartment with bathroom, accessible from the same terrace. The basement, approximately 100 square meters, is intended for a garage and agricultural service spaces.
Land and contextThe property is surrounded by approximately 11 hectares of land, divided between woodland and olive grove, with approximately 1,000 olive trees in full production, which produce a high-quality oil, among the most appreciated in the Chianti area.
A residence of great charm, ideal as a prestigious private home or as an exclusive investment in the heart of authentic Tuscany.
Distance to art cities
Florence 35 km
Siena 70 km
Arezzo 48 km
Airports: Florence 59 km, Rome 272 km, Pisa 119 km

Certification

: G

Features

Codice: 1181	Motivazione: Sale
Indirizzo: via di Gaville	CAP: 50063
Comune: Figline e Incisa Valdarno	Zona: Gaville
Totale_mq: 500 sq.m.	camere: 8
bagni: 7	Locali: 20

















Colli toscani
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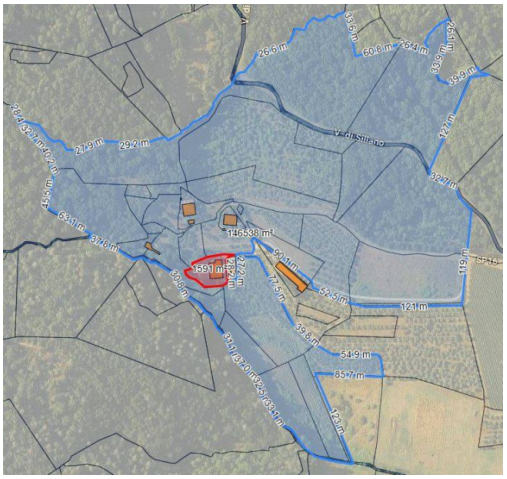


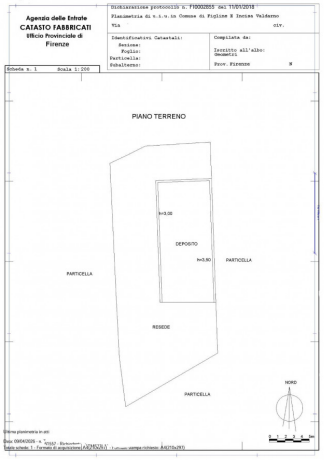


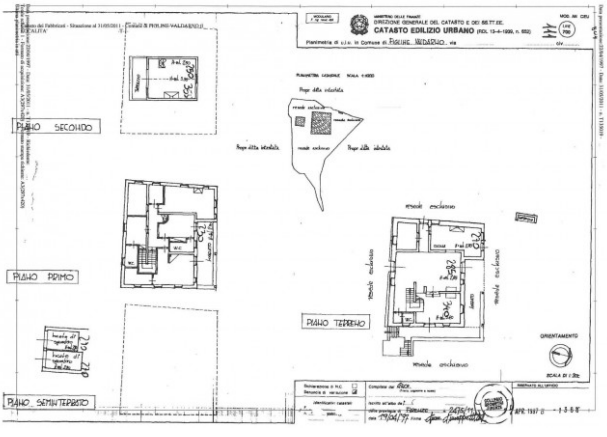




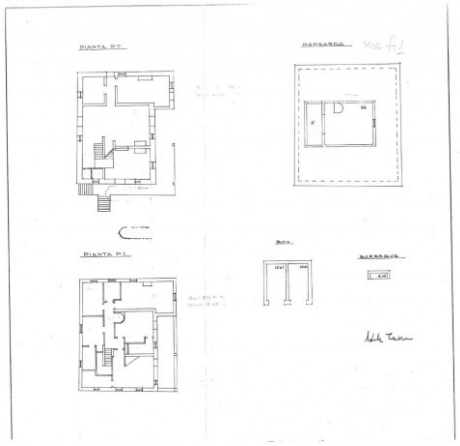


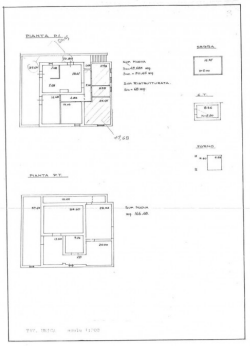






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