



Villa for sale in Montaione lano € 1.950.000 Ref. CBI129-2210-130198



293 sq.m. | Bathrooms: 2 | Bedrooms: 1 | Rooms: 8

Fascinating newly built villa, object of recovery of old ruins, from which this wonderful villa was obtained, with a purely Tuscan style. The design of the villa incorporates typical Tuscan architectural elements, with a mix of luxury, elegance, comfort and modernity, with particular attention to sustainability.

The villa is spread over two floors above ground.

The property is accessed via an automatic gate with video intercom.

On the ground floor we find the heart of the villa, a splendid open space and its large windows, creating a unique visual experience, allowing you to completely immerse yourself in the surrounding landscape.

The rooms are divided into a living area with a large suspended Girofocus fireplace, to create a warm and welcoming atmosphere.

The open kitchen with a long central counter adds a modern and functional touch, with fluid interactions with both the dining area and the bar area.

The presence of a bathroom on the ground floor with shower, closet, technical room and ironing room indicates careful planning for the daily needs of those who live in the house.

Through a wide iron staircase we go up to the upper floor, where we are surprised by its large, unique and luxurious spaces.

The rooms are divided into various exposed rooms:

room overlooking the swimming pool which accentuates its beauty from the view of Volterra in the background.

The presence of a modern Antonio Lupi design bathtub and the second cylindrical column fireplace add that scenographic touch to the



environment.

The en-suite bathroom with double sink, large shower and bathroom with modern style suspended sanitary ware.

There is the presence of a wardrobe room with a second bedroom and the possibility of a third bedroom.

A wonderful sauna with thermal glass helps create an environment of total comfort and relaxation.

The large glass windows and doors offer a complete connection with the surrounding landscape. On the terrace you can enjoy tranquility and beauty.

The choice of materials, exposed beams and natural wood flooring on the upper floor, add a touch of warmth and authenticity.

On the ground floor the flooring is in travertine, to create continuity with the external environment of the swimming pool.

The heating is underfloor, with thermal insulation and energy class A3.

The generously sized infinity pool adds a touch of luxury and offers a perfect retreat for relaxing on hot summer days.

The villa is surrounded by a large English garden with relaxation areas and further land of over one hectare, almost entirely fenced.

There are also 3 uncovered parking spaces and a tool shed.

Together with the property it is also possible to purchase newly manufactured and designed furniture.

The property, given the exclusive location and the beauty of the places, is the idyllic place for those seeking a combination of tranquility, scenic beauty and comfort.

It is also a place of interest for those who love playing golf, given its proximity to the renowned Castelfalfi and cities of art such as Florence, Volterra, San Gimignano and Siena.

THE PROPERTY IS EXCLUSIVE TO COLDWELL BANKER SALE

For privacy reasons, the address in the form is indicative. However, the property is located in the immediate vicinity.

Certification

Energy Class: A3

EPglnr: 45.67 kwh/□

Features

Property ID: CBI129-2210-130198

Contract: Sale

Categoria: Villa

Address: Via di Iano, 17

Zip Code: 50050

Municipality: Montaione

Zona: Iano

Total sqm: 293 sq.m.

Bedrooms: 1

Bathrooms: 2

Rooms: 8

Internal condition: Restored

Floor: Buildings

Total floors: 2

Independent heating: Heating

Parking space: Carport

Date of construction: 2023

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private, 14.000 sq.m.

Sea distance: 60.000 meter

Kitchen: Exposed Kitchen

Garage: for one car, 13 sq.m.













