

## for Sale to Gambassi Terme : Varna



**436 square meters | : 5 | : 4 | : 10**

Make yourself comfortable and enjoy the images of this wonderful **Tuscan Country House**

A charming country home, rich in traditional architecture, **breathtaking views**, and harmonious green spaces with beautiful plants and abundant blooms, **the pool, the olive trees** all maintained in truly impeccable condition!

The property we are presenting for sale is a delightful **Tuscan Farmhouse** surrounded by a **stunning garden** with a **swimming pool**, and 11,683 sqm of agricultural land with a **productive olive grove**.

We are in the heart of the Tuscan countryside, yet just a 10-minute drive from **Gambassi Terme**, 10 minutes from **Certaldo**, and 20 minutes from the famous **San Gimignano**.

Only 200 meters of perfectly maintained gravel road lead to the entrance gate, where you're greeted by the beautifully kept **olive grove**, laid out like a lawn, with 150 trees in full production. Besides the production of an excellent extra virgin olive oil, the grove is a pleasure to walk through - even barefoot on the freshly cut grass.

The view opens toward the valley, revealing a lake, a smaller lily-covered pond, meadows, and a pine grove with 130 trees and a picnic area - ideal for cooling off on hot summer days.

At the hilltop, we find the buildings: a portion of an **ancient farmhouse** used as main residence, and a former barn.

The 250 sqm **semi-detached farmhouse** is free on three sides and surrounded by its enchanting garden. (The other portion is owned

by someone else who maintains house and garden with the same impeccable care.) Privacy is optimal.

The ground floor welcomes you with a spacious double living room with a fireplace and generous seating areas, a small study, a laundry room, and a bathroom. An additional small bathroom, accessible from outside, is perfect for pool use.

The upper floor is accessible both via an internal staircase from the living room and an external one. Here you'll find a dining room with another fireplace, a stunning rustic Tuscan kitchen that even includes a fireplace perfect for BBQs, and a wood-fired oven.

The sleeping area includes three bedrooms – the master bedroom features a charming small loggia, ideal for enjoying your morning coffee – and a lovely bathroom. All systems are up to code, and heating is via gas in addition to the various fireplaces.

Moving on to the other building – **the former barn** – there is a two-level apartment of 80 sqm and another 41 sqm space with bathroom, large terrace and independent access from a loggia, ready to be converted into a studio to be rent out if you want a further source of income.

The barn apartment, renovated in 2020, features a small private garden, living room, kitchen, bathroom, and bedroom. It's tastefully finished and furnished with a pleasant contemporary touch and also equipped with air conditioning, it has already achieved notable success in the tourist rental market.

On the ground floor, there are useful storage rooms and a small garage.

The renovation work was carried out in several stages, always with great care and using the finest materials. Noteworthy elements in the farmhouse include restored beamed and vaulted ceilings, original handmade terracotta flooring in various formats, Vietri ceramics in the bathrooms, cypress wood fixtures, and much more. Attention to detail is evident everywhere - every single element has been treated with love and care. The furnishings, which include numerous antique pieces, are included in the sale, with the exception of a few family heirlooms.

Anyone who appreciates beauty will be instantly charmed by this home.

The garden is truly remarkable: every corner, every glimpse, set against the backdrop of the gentle Tuscan hills, evokes emotions. A wealth of blooms cycle through the seasons, offering stunning colors and delightful fragrances. And then there's the pool!

A garden this beautiful requires care – but don't worry! A large water supply from a rainwater collection lake and an artesian well, along with an efficient automatic irrigation system, ensures everything stays lush, even during the driest season. Of course, the property is also connected to the municipal water supply.

Did you enjoy this presentation? Imagine how much better it is in person – contact us!

## Property details

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|-----------------------------------------------|------------------------------------------------|
| ---> <b>Codice</b> <---: 526                  | ---> <b>Motivazione</b> <---: Sale             |
| ---> <b>Tipologia</b> <---:                   | <b>Region:</b> Toscana                         |
| ---> <b>Provincia</b> <---: Firenze           | ---> <b>Comune</b> <---: Gambassi Terme        |
| ---> <b>frazione</b> <---: Varna              | ---> <b>Prezzo_Richiesto</b> <---: € 1.080.000 |
| ---> <b>Totale_mq</b> <---: 436 square meters | ---> <b>camere</b> <---: 4                     |
| ---> <b>bagni</b> <---: 5                     | ---> <b>Locali</b> <---: 10                    |
| : 2000                                        | : Yes                                          |















































































