

SANTANDREA  
luxury houses

Price: €500,000

Bedrooms: 3

Bathrooms: 4

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Rignano sull'Arno Toscana

Rignano sull'Arno (Firenze) - Modern semi-detached house with garden and swimming pool, 16 km from Florence and 1 km from the train station, with convenient connections to the city. The property is surrounded by greenery and enjoys maximum privacy, although it is not isolated. It seats on the top of a hill and offers a typical view of the Florentine countryside. The house, with independent entrance, is on two levels. On the ground floor large entrance hall with comfortable wardrobes, charming living room with large windows that open onto the garden, kitchen, dining area, study or relaxation room, bathroom. Two lodges ideal for outdoor dining and dinners. On the first floor there is the sleeping area with three bathrooms and two large terraces with pleasant views of the surrounding greenery. The architecture, in modern style, is signed by a well-known Florentine architect and gives the villa a unique personality. Garden 1.200 square meters with olive trees, cypress trees, lawn and swimming pool. Garage, well, automatic irrigation system.

It is possible to buy the whole villa which has an internal surface of about 500 square meters and an exclusive garden of 2.000 square meters (€ 760.000).

Energy class: C  
:75.75 kWh/m<sup>2</sup>year  
Number of rooms:9  
Number of bedrooms:3  
Number of baths:4  
Number of terraces:3  
Number of boxes:1  
Concierge:No  
Elevator / Lift:No  
Garden:Private  
Swimming pool:Private

Heating:Autonomous

Air-conditioning:Present

