Serimm srl
Via Alfredo Catalani 22 - 55100 Lucca
Phone number +39 0583 494 326

Farmhouse for Sale in Chianni
€ 1.600.000
Ref. A748



400 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 10

Country house for sale in Chianni.
The property, measuring approximately 400 square metres, is set in the rolling Tuscan hills and sits on 2.24 hectares of private land, surrounded by olive groves and woodland, in a setting of absolute tranquillity and privacy. Although offering great privacy, the property is a short distance from the centre of Chianni, where amenities, shops and restaurants are to be found.

The complex comprises a main building and a stone annexe of approximately 22 square metres, both built of stone and characterised by the authentic charm of Tuscan architecture.
The main building is spread over two floors and features typical traditional Tuscan finishes such as terracotta floors, ceilings with exposed wooden beams and rafters, and stone features.
On the ground floor there is a eat-in kitchen with a fireplace, a bright living room with direct access to the spacious outdoor porch, three bedrooms, three bathrooms, a large room currently used as a bedroom, a sitting room and the boiler room.
The upper floor comprises a spacious living room, two bedrooms and two en-suite bathrooms.
The layout of the interior spaces lends itself to being easily reorganised to meet various residential or tourist accommodation needs. Furthermore, despite currently being a single residence, it can be easily divided into three independent units, each with its own separate entrance.

The annexe comprises a spacious room, currently used as a second kitchen, complete with a traditional wood-burning oven and a bathroom. It could be converted into a social area or used as a guest house.

Completing the property is a swimming pool area, featuring a generously sized pool situated slightly higher than the main house and facing south, ideal for enjoying the sun throughout the day. The spacious sun terrace offers room for sun loungers, parasols and a gazebo.

Access to the property is via a convenient, mainly flat gravel track. Upon arrival, there is a large parking area with sufficient space for several cars.
The property is equipped with all the main modern conveniences, including an electric gate, an alarm system, internet connection, air conditioning and solar panels, which ensure functionality and efficiency whilst respecting the authentic character of the property.

Property Informations

Bedrooms: 7

Bathrooms: 6

Rooms: 10

State of maintenance: Good

Floor: On two levels

indipendent heating: indipendent

Car park: Uncovered

Age: 1900

Actual state: Free

Garden: Private

Kitchen: Large kitchen

Features

Rural

Land: 25000 □

Swimming pool

Outbuildings

Nearby

Public Transport

Cafe

















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