

# Period house with attic and garden - Tavarnelle Val di Pesa, Florence



## Information de l'agent

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Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 450,000

## Location

Pays: Italie  
État/Région/Province: Toscane  
Ville: Tavarnelle Val di Pesa  
Indicatif régional: 50028  
Soumis: 23/01/2026  
Description:

Finely restored with charming period features, on several levels, garden, for sale in Tavarnelle Val di Pesa, south of Florence. Set within a characteristic late-19th-century palazzo in the heart of Tavarnelle Val di Pesa, an historic Chianti Classico borgo just 25 minutes south of Florence, this restored residence unfolds over several levels and is offered for sale with a private courtyard garden. The property measures approximately 153 square metres and is presented in turnkey condition, showcasing refined Tuscan craftsmanship throughout. A charming paved courtyard, ideal for al fresco dining, relaxation or a small kitchen garden, enhances the sense of indoor-outdoor living. Accessed from the ground floor, the building opens onto a generous communal entrance hall and a stone staircase leading to the private apartment entrance on the second floor. At garden level, two ancillary rooms provide direct access to the private outdoor space. The palazzo accommodates only two residences, ensuring privacy and minimal condominium expenses. The interiors enjoy excellent east-west exposure, bathing each room in natural light. Architectural details include exposed timber-beamed ceilings, stonework, terracotta flooring, original glass-panelled doors, brick arches and intimate corners that lend warmth and character to the home. The principal living level comprises a welcoming sitting room with dining, a spacious fully equipped kitchen, a laundry room, and a master bedroom with en-suite. The upper floor is arranged as a second sitting or hobby area, alongside a double bedroom with en-suite. A short flight of traditional brick steps leads to the attic level, illuminated by a distinctive mullioned window and currently arranged as a study, with the flexibility to serve as an additional bedroom. All windows are fitted with timber frames, double glazing, shutters and mosquito screens, and offer picturesque views across the village rooftops and

the surrounding Tuscan landscape. Heating is provided by two pellet boilers, complemented by a natural gas boiler for domestic hot water. Equally suited as a year-round residence or an elegant retreat in the heart of Tuscany, this distinctive home offers exceptional atmosphere and authenticity. Viewings are highly recommended.

**PROPERTY Ref: CNT3472**

Location: Tavarnelle Val di Pesa, Province: Florence, Region: Tuscany

Type: 154 sq m/1657 sq ft apartment on the second floor of historic building consisting of only 2 units, arranged on several levels with attic, cellar and exclusive garden courtyard

Year of construction: 1870

Year of restoration: 2002

Conditions: excellent

Garden: 50 sq m/538 sq ft private courtyard with garden

Utilities:

Fixed telephone network: available

Internet: available

Heating: 2 pellet stoves with automatic heating systems, low-consumption infrared heaters, natural gas boiler for domestic hot water

Water: mains city supply

Electricity: available

Water waste: mains city connection

Wooden window frames with double glazing, shutters and mosquito nets

Distance from services: on foot

Distance from main airports: Florence 40km, Pisa 80km

Layout:

Ground Floor: common entrance hall, 2 rustic cellar rooms with access to garden

First Floor: entrance hall, living room, kitchen, 1 bedroom with en suite bathroom, laundry room

Second Floor: gallery, living room, 1 bedroom with en suite bathroom

Third Floor: studio/bedroom with a mullioned window

Année: 1870

### **Commun**

Pied carré fini: 150 m<sup>2</sup>

Dimesions du lot: 50 m<sup>2</sup>

### **Building details**

Nombre de pieds carrés: 4

### **Lease terms**

Date Available:

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**Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/SIFI-T1765/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1765/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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