



**L'ARCHITRAVE** IMMOBILIARE  
*The key to your home in Italy*

# IL LIMONE

Tuscany, Pisa, Chianni

**€ 268,000**



**Bedrooms:** 1

**Garden** Yes

**Terrace** Yes

**Swimming Pool:** Yes

**Parking:** Yes

**Floor Area:** 53 SQM

**Within 1 hour Of an airport:** Yes

**Close To amenities**

In the picturesque village of Chianni, walking distance to restaurants, bars and shops, a small oasis of peace perfect to relax and enjoy Tuscany with amazing views over the hills. Luxury finishings and unique location with the atmosphere of a historical Tuscan home.

The Borgo comprises 12 units and offers a large communal area with swimming pool and gardens. Private parking is available but not included in the price, free parking is also available next to the borgo. All services are connected with intelligent wiring systems, heating and plumbing with the option of controlling them remotely. An excellent investment opportunity for seasonal letting and for exploring and enjoy the authentic Tuscany and "Rolling Hills"

Il Limone has a private entrance and private panoramic terrace off the living area: it's on the first floor and has living room with fireplace and equiped kitchen, 1 bedroom and bathroom.

Set in Chianni, a pretty, well-kept and perfectly Tuscan town, coated in pots of red geraniums and full of cobbled narrow lanes which open onto intimate little piazzas with stunning churches around every corner. The ancient little town rises above the rolling Tuscan hills, so there are open views in all directions. There are good services including shops, banks, restaurants, post office, friendly cafes and interesting events throughout the year. The most important of these are the olive oil festival and the wild boar festival. With a good, friendly bistro in the village piazza, local pizzeria and a choice of restaurants there is a busy community, both italian and international in this popular village. Pontedera is an interesting town and has the main train station on the Pisa- Florence line, good road links and supermarkets. There is a sense of timelessness and calm in Chianni, yet it is only 40 minutes from Pisa airport.

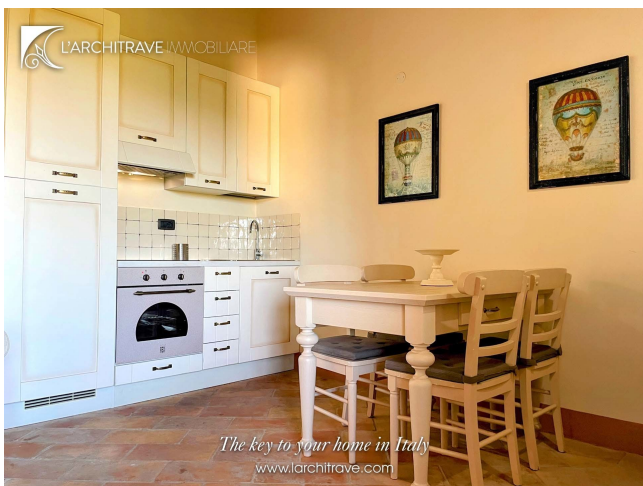
The surrounding area is beautiful and a perfect base from which to explore Tuscany. Near Chianni it is an easy drive to the pretty village of Lari, with an ancient castle and then on to the beautiful town of Casciana Terme, famous for thermal waters with a newly renovated spa with indoor and outdoor pools. Casciana Terme is dominated by another castle, with a beautiful central piazza and since Roman times it has been famous for the curative warm waters. Today it is a bustling town with a busy weekly market and great shops and restaurants and a famous theatre. It is halfway between the famous hilltop village of Volterra and the splendours of Pisa.

The coastal cities of Castiglioncello and Cecina, the golf courses of Pisa and Castelfalfi, and the historic towns of Volterra and San Gimignano are all within easy reach, and each make a wonderful day out. The old town of Livorno is close too, with rocky beaches and a maze of canals to discover by boat and from where it is possible to hop on the ferry to relax in the gentle pace of beach life on the island of Elba. The nearby città d'arte (cities of art) include Volterra, San Gimignano, Palaia and Florence, each offering splendid art and architecture to admire. The rolling hills in between, dotted with medieval villages and castles, and with lanes flanked with tall dark green cypress trees epitomize this Tuscan landscape. In Lajatico, Andrea Bocelli, the famous tenor, has his Teatro del Silenzio (the Theatre of Silence) which draws some of the biggest names in music and opera when he hosts a spectacular summer festival in July. There is so much to discover in Tuscany. Pisa airport in 30-40 mins.

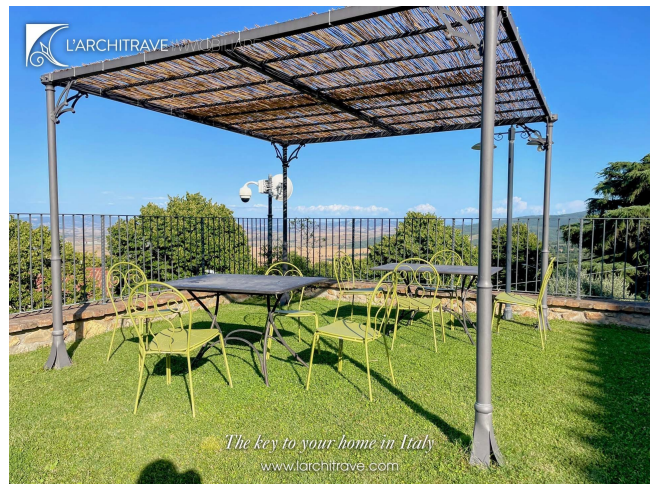
Distances: Chianni on the doorstep, Lari 4 km, Casciana Terme 10 km, Pontedera (trains,



supermarkets) 10 km, Palaia 25 km, Beaches 30 km, Castelfalfi (Golf and Spa Resort) 30 km, Livorno 30 km, Volterra 30 km, San Gimignano 45 km, Pisa (airport) 40 km, Lucca 75 km, Siena 85 km, Florence 90 km.









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