



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

# CASA NICO

Tuscany, Pisa, Chianni

€ 78,000



**Bedrooms:** 2

**Floor Area:** 90 SQM

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

**Close To amenities**

Lovely property in a quiet alley of the village of Chianni. A romantic and cosy atmosphere, rustic and authentic, a true refuge immersed in tranquillity yet close to all services including bars and

restaurants which are within walking distance.

Independent entrance via 3 steps into the kitchen with original fireplace and small utility room with washing machine. Stone stairs lead down to the ground floor taverna / living room with fireplace, which has an exit onto the small street where there is a private pergola to sit outside and enjoy a prosecco. On the first floor, accessible via a wooden staircase, there is a room with two beds, a double bedroom, plus bathroom and built-in wardrobe.

It is rustic, warm and cosy, in good condition, with mezzanine beams and terracotta floors. There is no central heating, but there are electric radiators and two large fireplaces.

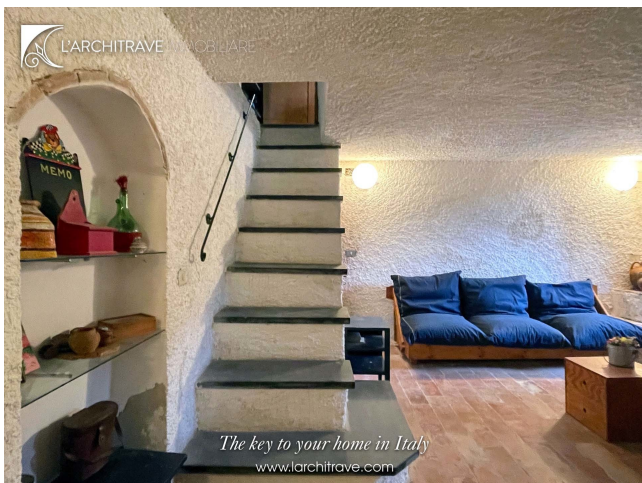
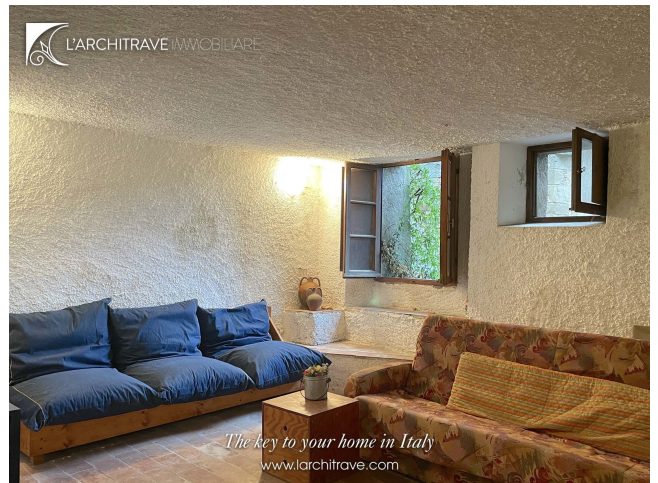
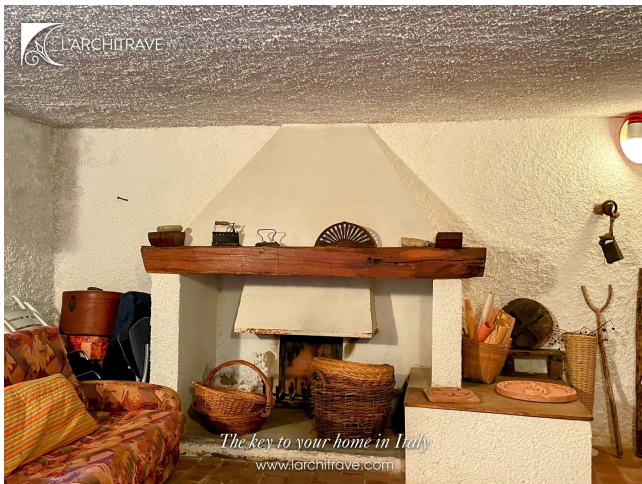
Chianni is a lovely town in Tuscany with some nice shops, good coffee bars, a great new bistro and a lovely hotel with small spa (open to non-residents) which is all just a very short stroll away. It is just 40 mins from Pisa airport. The coastal cities of Castiglioncello and Cecina on the coast, the golf courses of Pisa and Castelfalfi, and the historic towns of Volterra and San Gimignano are all close by, and each make a wonderful day out. The town is located in Valdera in Central Tuscany between Pisa and Florence. This colourful landscape of rolling hills is dotted with medieval villages, castles and lanes flanked with tall dark green cypress trees, all of which epitomise the Tuscan landscape. The nearby città d'arte (cities of art) include Volterra, San Gimignano, Palaia and Florence, each offering splendid art and architecture to admire.

In Lajatico, Andrea Bocelli, the famous tenor, was born and it is in the heart of Valdera that his Teatro del Silenzio (the Theatre of Silence) draws some of the biggest names in opera, when he hosts a summer festival each year in July. The spa town of Casciana Terme, also in the area, has thermal water pools, indoor and out with a spa which is open to visitors to enjoy. It is a pretty town with piazzas and cafeès serving the local wine.

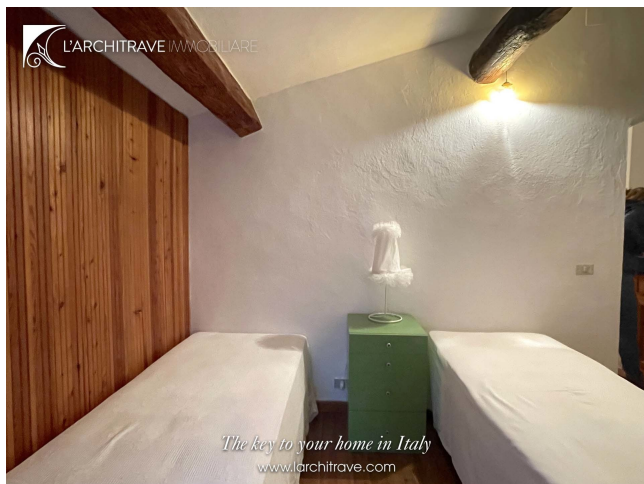
Distances: Chianni - on the doorstep, Pontedera (supermarkets, trains) 20 km, Volterra 35 km, Cecina (beaches) 35 km, San Gimignano 40 km, Pisa (airport) 40 km, Siena 80 km, Florence 80 km.











## L'Architrave Immobiliare Unipersonale srl

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