



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

# CASA ELSA

- Sale Agreed

Tuscany, Pisa, Chianni

€ 95,000



**Bedrooms: 2**

**Floor Area: 90 SQM**

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

**Close To amenities**

Lovely village-centre property, in an historical building, bursting with character. Set on the main

pedestrian 'borgo' (village street) of the pretty town, next to the grocery shop, in a very welcoming community. Ideal as a base for exploring Tuscany, and perfect to 'lock up and leave'.

The entrance is from the large main door which leads from the pedestrian lane. There is a spacious living room on the mezzanine floor, with a large window and fireplace, currently used as a bedroom, but could equally well be the main living area. Upstairs is the main apartment consisting of entrance, beautifully characterful kitchen with stone sink and tables and chairs, then a large room which can be used as a bedroom, another room which can be used as a study or snug or bedroom, and a good bathroom with shower. The accommodation is flexible and offers the possibility for use as a two or three bedroomed apartment. There is an another apartment above, so the staircase is in common for both properties. Perfect for home and/or rental options.

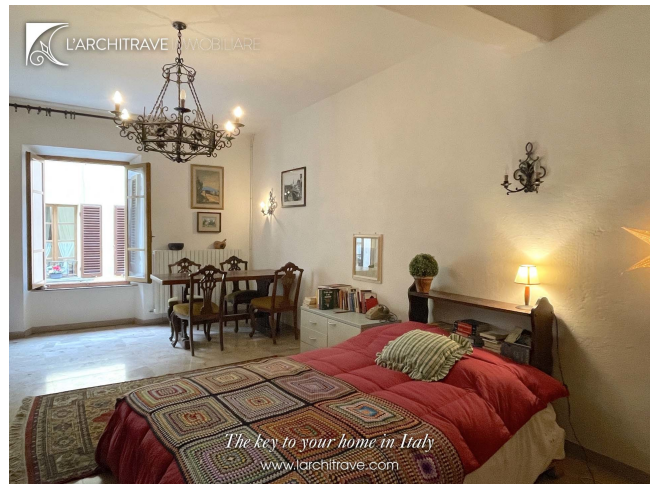
The views are lovely in every direction, looking over the open Tuscan countryside and olive groves, yet the property is within the heart of the pretty town of Chianni. Chianni is a lovely town in Tuscany with some nice shops, good coffee bars a great new bistro and a lovely hotel and restaurant with small spa. 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 epitomizes the Tuscan landscape. Chianni is a vibrant little place and there are many activities on offer: cooking classes, painting classes, italian language classes, tasting of wine, oil and other typical products, hill walking, Vespa tours on the hill roads, guided tours to the historical localities in the area, golf and much more. The nearby città d'arte (cities of art) include Volterra, San Gimignano, Palaia and Florence, each offering splendid art and architecture to admire.

In nearby Lajatico, Andrea Bocelli, the famous tenor, was born and it is in the heart of Valdera that his Teatro del Silenzio 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 waters and spa with indoor and outdoor pools which are open to visit and enjoy. It is a pretty town with piazzas and coffee shops, just perfect to watch the world go by.

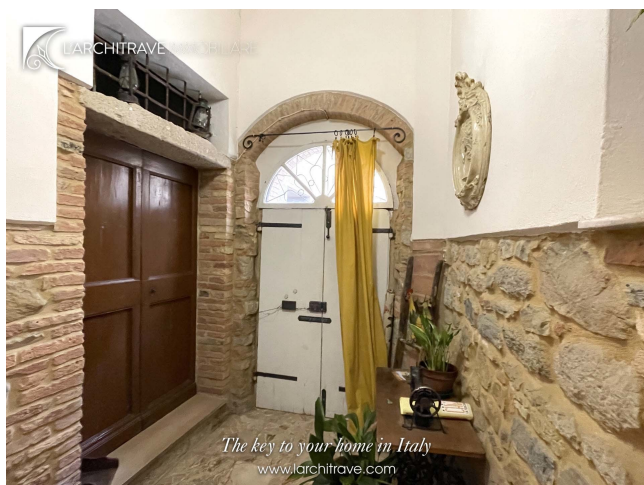
Distances: Chianni on the doorstep, Pontedera (supermarkets, trains) 20 km, Volterra 35 km, Cecina (beaches) 35 km, San Gimignano 40km, Pisa (airport) 40 km, Lucca 50 km, Siena 80 km, Florence 80 km.











**L'Architrave Immobiliare Unipersonale srl**

Via Montebello 20, Licciana Nardi 54016 Massa Carrara, Tuscany, Italy

(+39) 0187 475543 - [info@larchitrave.com](mailto:info@larchitrave.com)