

# Tuscany Inside

## REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.  
Tuscany Inside Real Estate by Anna Riveccio is not responsible for any inaccuracies, imperfections or anything else.

### Villa with 2 guesthouses, swimming pool with sea view (Pisa)

Stunning villa with 2 dependences, swimming pool and terrace among the unspoiled hills of Tuscany, only 15 minutes from the Coast.

The villa is set in a strategic position as in a few minutes on foot it is possible to reach the closest charming village with all the services, Pisa international airport is one hour by car, Bolgheri village and wineries are 15 minutes, in 30 minutes by car it is possible to reach Volterra and in a little bit more than one hour it is possible to reach the most attractive towns of Tuscany such as Siena, Lucca, Livorno and Florence.

The estate is set on a hilly position and it is possible to admire a stunning panoramic view over the sea.

The main villa is 250 sqm, on three levels, easily accessible from the gate, and it is currently rented out for holidays lettings.

On the ground floor it consists of an open space dining-room/living-room, a good size fully equipped kitchen with a lovely French door opening onto a sheltered terrace with view over the olive grove and bathroom. Internal stairs lead to the first floor which comprises 2 bedrooms, a big bedroom with walk-in closet and a bathroom with hydro-massage bathtub. The first floor has a lovely 35 sqm terrace, nicely furnished with breathtaking view over the surrounding hills and up to the sea. Finally, the basement, which is accessible both from internal and external stairs, has been converted into a gym/fitness area with additional bathroom.

The first guesthouse consists of: a wide living-room with cooking area, bedroom and bathroom. In the immediate closeness there is a second dependence which is composed of: living-room/kitchen, bedroom, bathroom and storage room.

The sale includes 8600 sqm of land, totally fenced, with centuries old olive trees and a fantastic swimming pool made up with resin with hydro-massage.

The house is very charming, it has been carefully renovated by maintaining its original features and it has been tastefully furnished by the current owners.

An ideal place to spend the holidays or to live on a permanent basis thanks to its closeness to services.

The property is not isolated as it is close to other houses

**SALE**  
**€ 1.500.000,00**

ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	09-03-2022	Type of contract	Sale
Reference	506	Price	€ 1.500.000,00
Type	Farmhouse - Villa - House		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Province	Pisa	Energy rating	Energy performance index: 364,93 kwh/m2
Region	Toscana	m <sup>2</sup>	400
Country	Italy	Bedrooms	N. 5
Location	Sea	Bathrooms	N. 5

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FLOORS / ENTRANCE	GARDENS AND GROUNDS
Independent entrance	Adjoining land m <sup>2</sup> 8.600



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