

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.

Stunning property walking distance to a village Pontedera (Pisa)

In the heart of a small cute village among Pisane hills, with only 500 inhabitants and set in a strategic position because of the closeness to Pontedera train station and motorways, which are only 2,6 km away, charming property which comprises a main 450 sqm house and a 200 sqm guest-house completely renovated. The estate is only 30 minutes drive from Pisa International Airport, only 40 km from Livorno and the closest beaches, and 59 km from Florence. The whole property is completely fenced and it boasts absolute privacy and intimacy.

The main house, which dates back to the 1700, is interiorly divided into 2 apartments, easily convertible into only a single house.

The apartment consists of: entrance, a wide lounge room with fireplace and characteristic cross-vaulted ceilings, wide arched doors, kitchen with access to the terrace, ante-room, boiler room, bathroom, studyroom and an internal staircase which leads upstairs. The first floor comprises: a wide double bedroom with terrace, bathroom, smaller bedroom and bathroom.

The second apartment, always with independent entrance, consists of: box-room, a wide lounge with beamed ceilings and fireplace, kitchen/dining-room and via an external spiral staircase it is also possible to access the garden; bedroom, bathroom and studyroom.

The 200 storey guest house has been completely renovated and on the ground floor comprises: entrance from the loggia, wardrobe, a spacious living-room with terracotta floors, kitchen/dining-room with French doors which allow the access to the garden, studyroom, box-room, laundry and bathroom. Via an internal staircase it is possible to reach the first floor which consists of bathroom, 2 en-suite bedrooms, closets, terrace and a third bedroom with terrace.

The whole property has been renovated by a famous architect who has maintained and improved the original features of the property with a careful eye to all the details.

The sale includes 9000 sqm of land completely fenced, with 60 olive trees, a 60 sqm cellar close to the entrance gate and a second 50 sqm cellar in the basement, plus a well.

Car-park area with wood shelters.

SALE
Price on application

LISTING DATA	COMMERCIAL OFFER
Published on 20-08-2015	Type of contract Sale
Reference 629	Price Price on application
Type 2. Farmhouse - Villa - House	
Property condition 1. Restored	

GEOGRAPHIC DATA	PROPERTY FEATURES
Municipality Pontedera	Energy rating G lpe: 389,8 kWh/m2 anno; EPe 15,9; EPi 189,5; Data Ape 27/1/2014
Province Pisa	m² 650
Region Toscana	Bedrooms N. 6
Country Italia	Bathrooms N. 7
Location Countryside	

FLOORS / ENTRANCE	ACCESSORIES
Nr. Floors 2	Heating
Independent entrance	

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GARDENS AND GROUNDS	
Adjoining land	m ² 9000



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