Tuscany Inside

REAL ESTATE

Agency 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 Rivieccio is not responsible for any inaccuracies, imperfections or anything else.

Stunning farm property with land and swimming pool in Pisa shire

(Pisa)

The property is immersed in the unspoiled countryside, on a hilly position with view over the surrounding countryside, a fairy tale place where the time seems to have stopped.
The farm is accessible through a 5 km unpaved road in perfect conditions.

The current owner bought the property in 2013 when it was a ruin and he took care of the reconstruction, all renovations have been done to an extremely high quality and with prestige materials mixing the old style of the authentic farmhouse with modern interior design and technology.

The farm comprises 98 hestares of land mostly arable land and pasture land with 600 olive trees, some fruit trees and ponds for the irrigation. the house is set in the middle of its land in an high position and accessible through an automatic gate.

It is a 730 sqm building (net floor area) on two storey , a real gem and it is composed of: an amazing central hallway, an impressive living-room whose walls are wooden coated giving a charming and warm atmosphere to the room, like an old medieval castle, a huge open space kitchen-dining-room and pantry, industrial design and a fully supplied kitchen and wood burning oven, laundry and boiler room. On the other side of the hallway it is possible to find a big sitting-area/cinema room, characterized by amazing cross-vaulted ceilings, (this room was originally the old stable of the property), a bathroom, elevator leading to the first floor, 2 spacious bedrooms with bathroom en-suite and a big laboratory-workshop with bathroom. All rooms boasts huge French doors facing the garden around the villa and which donate brightness to the rooms and feel of continuity between the outdoor and indoor space.
The first floor is accessible though an external and internal staircase, as well as with the lift for disabled people. The first floor has been partially renovated and it comprises 3 huge bedrooms with en-suite bathroom, while 180 sqm have been left unfinished and more precisely 6 big rooms which can be renovated as additional bedrooms with en-suite bathroom, or it would be possible to create a second apartment.

The villa has been properly insulated, the bearing walls are 1 meter thick and the heating system is under floor with heat pumps, also controlled with home automation (domotics technology).

The owners has installed a 19,5 kw photovoltaic system over the roof of the warehouse, which is set in the closeness of the building. All windows are double glazed and with safety glass, the floors are in resin or with huge tiles and the vaulted ceilings boast amazing old terracotta tiles.

The house includes a drainable system in order to avoid the humidity inside the property and grant a better insulation-waterproof. The grass is perfectly irrigated and there are several fruit trees well-kept. It has has private water springs and therefore is not connected to the water mains.
It is self-efficient, sustainable.

The property is completed by a 270 sqm warehouse for the agricultural means, tractors and garden tools and an infinity salt and heated water swimming pool which allows to swim also during the winter.

The solarium is in travertine stone and the automatic temporary cover permits the use of the swimming pool all year long.

This is a real jewel, a fantastic place far from the noise and the caotic life of the towns, immersed among the rolling sweet hills of Tuscany, where every day it is possible to admire different fantastic scenery and colours. A dream that comes true.

SALE
€ 3.500.000,00

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LISTING DATA	
Published on	28-01-2022
Reference	505
Type	4. Farm - Agriturismo - B&B
Property condition	1. Restored

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 3.500.000,00

GEOGRAPHIC DATA	
Province	Pisa
Region	Toscana
Country	Italy

PROPERTY FEATURES	
Energy rating	Energetic Class: B Energy performance index: 364,93 kwh/m2
m²	1000
Rooms	N. 25
Bedrooms	N. 5
Bathrooms	N. 7

GARDENS AND GROUNDS	
Adjoining land	m² 980.000





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