

# 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 semidetached villa with shared swimming pool Lajatico (Pisa)

Wonderful semidetached villa located in the municipality of Lajatico, a small town nestled in the enchanting hills of the Teatro Del Silenzi by Andrea Bocelli.

The village of Lajatico, which is about 7 km away, has all the services such as bank, post office, pharmacy, three grocery stores, pizzeria, restaurant, 2 bars, medical clinic and other accessory shops. Lajatico is only a 45-minute drive from Pisa International Airport as well as from the nearest beaches; 20 minutes by car from the main roads and the railway, 10 minutes from the largest supermarkets, 25 minutes from Volterra, 40 minutes from San Gimignano and in an hour and a half it is also possible to reach the most popular destinations in Tuscany such as Florence, Siena and Lucca.

The property is easily accessible via a country road, where other houses are located.

The real estate complex consists of 3 residential units each with independent entrance, private garden, parking spaces and a shared swimming pool. In the parking lot there is the charging column for the electric car.

The apartment was recently completed using materials of the highest level and based on energy efficiency, in fact the building is cataloged in Energy Class A4 thanks to the use of hot/cold heat pumps and a photovoltaic system.  
The renovation was carried out carefully following the Tuscan style, with roof tiles, terracotta floors of the Impruneta type, white brushed internal beams and rafters.

Each apartment has magnificent porches and pergolas on the pool side where you can spend relaxing moments.

The property consists of a total square meters. 130 and is composed as follows:

Ground floor: main entrance with armored door with seating area / sofas with a large wall TV, small pantry, kitchen area overlooking the pool; in the stairwell leading to the first floor there is a service bathroom.

First floor, through a corridor, we find a double bedroom, bathroom and another double bedroom with its own terrace. From the kitchen there is an internal staircase that allows access to the basement consisting of a sofa area with access to the external loggia, a bathroom and the technical room where all the systems of the house are housed.

The property includes a private gravel garden of about 700 square meters with native rosemary plants and fruit trees, barbecue and irrigation system.

The house is sold fully furnished ready to be immediately inhabited.  
The property is completely fenced and equipped with a private entrance gate.

**SALE**  
**€ 495.000,00**  
The price includes the furniture

ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	29-08-2022	Type of contract	Sale
Reference	163	Price	€ 495.000,00
Type	Semi detached house	price notes	The price includes the furniture
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Lajatico	Energy rating	Classe Energetica: A+ Indice di prestazione Energetica: 243,7 Kwh mq anno
Province	Pisa	m²	130
Region	Toscana	Bedrooms	N. 2
Country	Italy	Bathrooms	N. 3
Location	Countryside		

FLOORS / ENTRANCE		CAR	
Nr. Floors	3	Parking place	

ACCESSORIES		GARDENS AND GROUNDS	
Heating	Yes	Gardens	m² 700
Air conditioning	Yes		



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