

# 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 Riviaccio is not responsible for any inaccuracies, imperfections or anything else.

### Historic villa with park located in the pisa shire (Pisa)

In the heart of Tuscany, splendid XIX century villa set in a huge estate which can be eventually part of the sale and comprising several farmhouses to be renovated and 23 Hectares of land. The villa is accessible through a idyllic three lines road leading to the gate and parking area.

The villa is surrounded by 2 hectares of park and olive trees under production.

The villa was renovated by a popular architect who wisely enhanced and maintained its original features such as the frescos, the vaulted ceilings and its original floors which bring us back to the past times.

The ground floor (213 sqm) accessible from 4 entrances (one on each side of the villa) is composed of: a wide kitchen-dining-room with frescos, a fabulous lounge with fireplace, studyroom, bedroom, bathroom and 2 storage-rooms. An elegant staircase leads to the first floor which consists of a majestic sitting-room with mosaic tiles floors, a balcony overlooking the amazing farm and the surrounding countryside, 4 double bedrooms, one single bedroom and 3 bedrooms. The attic rooms are 213 sqm and the run along the entire surface of the villa and could be converted into additional usable space.

The condition of the buildings are good, however it needs some upgrades and restoration works.

In the vicinity of the villa there are several outbuilding such as the garage, a laundry room, a small cellar and the wood burning oven for a total size equal to 74 sqm.

Together with the villa it is also possible to buy the entire estate and precisely: additional 21 hectares of land and 1700 sqm of buildings : ruins, some apartments which anyway need renovation works and upgrade, a small chapel and the cellar-storages.

The whole property would be ideal to be converted into a boutique hotel with restaurant area, or luxury resort.

Distances by car: Pisa international airport 25 minutes; Coast 30 minutes, Florence 45 minutes, Volterra 35 minutes, San Gimignano 45 minutes.

Asking price: 2.500.000,00 € for the entire property  
Asking price: 1.300.000,00 € for the villa with 2 ha of park

**SALE**  
**€ 1.300.000,00**

ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	25-10-2022	Type of contract	Sale
Reference	551	Price	€ 1.300.000,00
Type	Farmhouse - Villa - House		
Property condition	3. To restore		

# 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 Riviuccio is not responsible for any inaccuracies, imperfections or anything else.

GEOGRAPHIC DATA		PROPERTY FEATURES	
Province	Pisa	Energy rating	G Energy performance index: 364,93 kwh/m2
Region	Toscana	m <sup>2</sup>	800
Country	Italy	Bedrooms	N. 5
Location	Countryside	Bathrooms	N. 5





# Tuscany Inside

## REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: [info@tuscanynside.it](mailto:info@tuscanynside.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.





# Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: [info@tuscanynside.it](mailto:info@tuscanynside.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.





# Tuscany Inside

REAL ESTATE

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





# Tuscany Inside

## REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: [info@tuscanynside.it](mailto:info@tuscanynside.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.



# Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: [info@tuscanyinside.it](mailto: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 Riviuccio is not responsible for any inaccuracies, imperfections or anything else.

