

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.

tourist accommodation property with swimming pool in a small village

Castelnuovo di Val di Cecina (Pisa)

TOURIST ACCOMMODATION PROPERTY FOR SALE IN A CHARACTERISTIC TUSCAN VILLAGE

Tuscany Inside Real Estate is pleased to offer the sale of this beautiful accommodation property set in the typical small village in the province of Pisa, located on a hill at 485 meters above sea level.

The Borgo is a quiet village with about 250 inhabitants, where time seems to have stopped, crossing it gives the sensation of taking a leap into the past.

This interesting structure, dating back between the 12th and 16th century, was completely renovated in 1999 and divided into apartments for tourist accommodation:

Apartment A: located on the ground floor, and composed of bathroom, bedroom with a bed for 2 people and 2 single beds in the living room.

Apartment B: on 2 floors, and composed of bathroom and bedroom with bunk bed for 3 people; on the 1st floor and a bedroom with a bed for 2 persons and a living room with kitchen on the ground floor. From the bedroom on the 1st floor there is access to a small private balcony.

Apartment C: on the ground floor, and consists of bathroom, bedroom with a bed for 2 people and 2 single beds in the living room. This apartment is suitable for people with disabilities.

Apartment D and F (these apartments are identical, apartment D is on the 1st floor and apartment F on the 2nd floor). The apartments have bathroom, bedroom with a bed for 2 people and a comfortable sofa bed for 2 people in the living room.

Apartment E: is located on the 1st floor, and has bathroom, bedroom with a bed for 2 people, 1 bedroom with 2 beds each for 1 person and a comfortable sofa bed for 2 people in the living room.

Apartment G (Attic) : located on the 2nd floor, has 2 bathrooms, bedroom with a bed for 2 people and 2 bedrooms with 2 single beds each.

In total, the building, which measures about 400 sqm gross surface, includes 7 apartments for a total of 11 bedrooms, 7 kitchens, 8 bathrooms for tourist accommodation.

The building is completed by a large room on the basement floor with a restaurant/dining room/TV room, bathroom, and, on the upper floors, utility room, boiler room. A part of this room, once the stable of the building, still retains the old and vaulted ceilings.

Outside, the property has: swimming pool with solarium and bathrooms, hydromassage tub, garden of about 5000 m2, table-tennis area, panoramic terrace, portico.

The beautiful salt water swimming pool measures 12 x 6 meters and enjoys splendid views over the countryside.

Equipment:
Water supply from the municipal network
Fiber WiFi
Propane gas
Pellet stove
Water tank
Softener
Sauna
Possibility of connection to the geothermal network

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The location is perfect for exploring Tuscany and visiting the most famous and beautiful places in the region that make this area one of the most visited in Italy and in the world.

Main distances:

The village, 0 Km, with Bar, Restaurant, ice cream shop and take away pizzeria

Nearest shops: about 5 km, where there is a small grocery store

Pomarance, about 12.5 km

Castelnuovo val di Cecina, about 12.5 km

Volterra, about 34 Km

San Gimignano, about 41 Km

Siena, about 50 Km

Sea, about 53 Km

Florence, about 85 Km

Lucca, about 100 Km

Pisa airport, about 105 Km

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SALE
€ 795.000,00

The price includes the furniture - POSSIBILITY OF RENT TO BUY

LISTING DATA	COMMERCIAL OFFER
Published on 17-11-2022	Type of contract Sale
Reference 833	Price € 795.000,00
Type 4. Farm - Agriturismo - B&B	price notes The price includes the furniture - POSSIBILITY OF RENT TO BUY
Property condition 1. Restored	

GEOGRAPHIC DATA	PROPERTY FEATURES
Town / city Montecastelli Pisano	Energy rating C, EP globale non rinnovabile 72,02 kWh/m² anno EP globale rinnovabile --- EP invernale del fabbricato Bassa EP estiva del fabbricato Alta Edificio energia quasi zero No
Municipality Castelnuovo di Val di Cecina	m² 400
Province Pisa	Bedrooms N. 11
Region Toscana	Bathrooms N. 11
Country Italy	Terrace N. 1
Location Walking distance to town	

FLOORS / ENTRANCE	CAR
Nr. Floors 4	Parking place

ACCESSORIES	GARDENS AND GROUNDS
Heating Propane gas and pellet stove	Gardens m² 5000
Furniture sold furnished	

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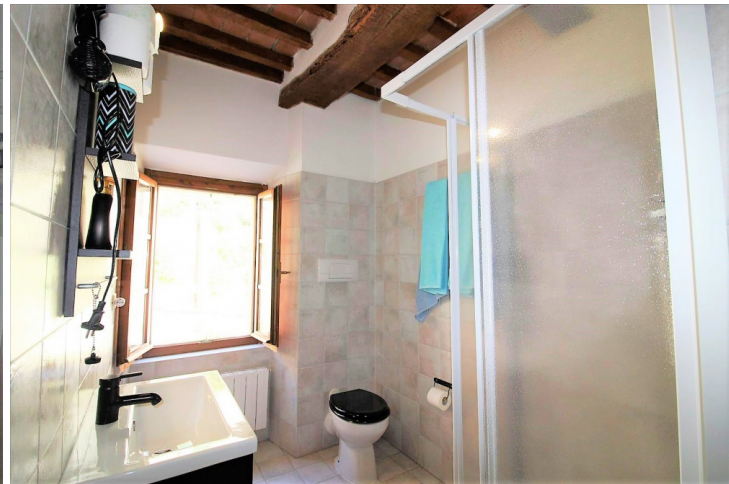


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