



Broker Immobiliare
Exclusive Real Estate

Description

Elegant and prestigious portion of an early 20th century Art Nouveau villa, with park and guesthouse, for sale at the foot of the hills of Pisa.

Once inside the ancient entry gate, the well-tended driveway leads to its large park of about 2 hectares which surrounds this prestigious villa, dating from the early 1900s for sale in the hills of Pisa. The completely renovated and finely detailed portion of villa for sale is arranged on two main floors – first and second floors – with a few utility rooms at the ground floor, for a total of 400 sq. m. At the ground floor there is an ancient basement with a barrel-vaulted ceiling, renovated and unfinished, so that future buyers can paint it as they wish. A wide terrace in 1800s style is on the first floor. It surrounds the villa and enhances its structure, and it is an ideal external space to host family and friends. At the entrance of this prestigious portion of the villa there is an elegant vestibule with a fountain, leading to the original stone staircase which connects the two floors of this prestigious villa for sale in Pisa. The building is marked in the Land Registry as two real estate units on two floors, and it is currently used as one large residence. On the first floor there is a spacious hall. A garden-view study opens onto the hall. The sleeping area is also on the first floor. The four elegant double bedrooms are accessed through a hallway. They have custom-made closets – high-quality fabrics including the curtains – and cable radio systems. For these rooms, there are three bathrooms with French style fixtures and original floors in Italian graniglia marble. The master bedroom conveniently has an en-suite bathroom with a double shower. The recent renovation has uncovered frescoes, which give a further touch of exclusivity and sophistication to this wonderful property for sale at the foot of the hills of Pisa. The frescoes are a wonder, especially on the second floor, where the wide living area is arranged, with a double hall, with the furniture arrangement partitioning it in two areas. One can be used as a reading area, while in the other you can socialize by the ancient fireplace in complete relaxation. A hallway leads from the wide hall to the large Tuscan style kitchen, which is equipped with modern last-generation appliances and connected to the stately dining room. The latter also has a large fireplace. Lastly, on this floor there is a secluded tv room, a tearoom and a bathroom. The furniture is included in the sale. Most of it is period furniture, well-restored and conforming to the characteristics of this prestigious villa, where every minor detail is cared for. Near the villa, there is a stone guesthouse of about 100 sq. m., with restoration to be finished, but equipped with all the necessary systems. It can be used as lodgings for guests or staff, or as a pool house if the buyers decide to have a swimming pool built. This property is an ideal investment for anyone who wants to live close to nature without being too isolated in the countryside, near the main art cities, and for who wants a perfectly maintained villa as a stately residence.

Position

The luxury property, for sale in Tuscany, is in a great, easily accessible location at the foot of the hills of Pisa, near all the main services and only 3 km from Casciana Terme, a renowned Italian thermal location. Pisa International Airport is only 30 km away and is easily reachable with a 30 minute drive, while the renowned Tuscan Riviera is just 35 km away. From the property you can visit the main Tuscan cities of art such as Pisa (35km), Lucca (42 km), Florence (77 km) and Volterra (40 km) in a one-day trip. The "Colline Pisane" (Pisan Hills) is a small but wonderful area of Tuscany not far from the Tyrrhenian Sea and surrounded with pristine peaceful nature. They span from Pontedera to Volterra, creating a softly hilly landscape whose morphology is intact. The hills of Pisa border the hills of Livorno to the east and those of Florence to the west. Among gentle plains, hills covered in secular woods and lush vineyards, you can see the belltowers of fascinating villages, and enchanting landscapes worth a visit, vestiges of ancient times and where you can find culinary delights. These charming medieval villages characterized by ancient castles and stately villas are as fascinating as centuries ago. The remote churches with their treasures make for quality tourism. Those who love the quiet will enjoy strolling through nature in harmony with the environment. The short distances and slight slopes will make you want to walk instead of driving. It is an ideal location for bike or horseback riding.

Details

Number of floors	3
Number of real estate units	2
Park	✓
Private courtyard	✓
Guest House	✓
Cellar	✓
Laundry room	✓
Staff accommodation	✓
Year of construction	1900
Last renovation	2014
Property conditions	excellent
Type of floor in living area	cotto
Type of floor in sleeping area	terracotta
Bathrooms floors / tiles	traditional Tessieri grit
Security entrance door	✓
Type of interior doors/windows	wood
Type of external doors/windows	wood
Type of glass	shatterproof
Shutters	wooden shutters
Entrance video	✓
Type of heating system	Independent city gas heating
Radiator type	aluminium radiators - fan coil
Hob type	city gas (methane)
Fireplace	✓
Outdoor lighting system	✓
Alarm system	✓
Irrigation system	✓
Rain water cistern	✓
Bath with hydro-massage system	✓
Bathroom with shower	3
Bathroom with bathtub	1
Furnished	✓
Distance from the sea	35000 Mt.
Distance from town center	3000 Mt.
Distance from services	1600 Mt.
View	Tuscan countryside
Property owned by natural persons	✓



















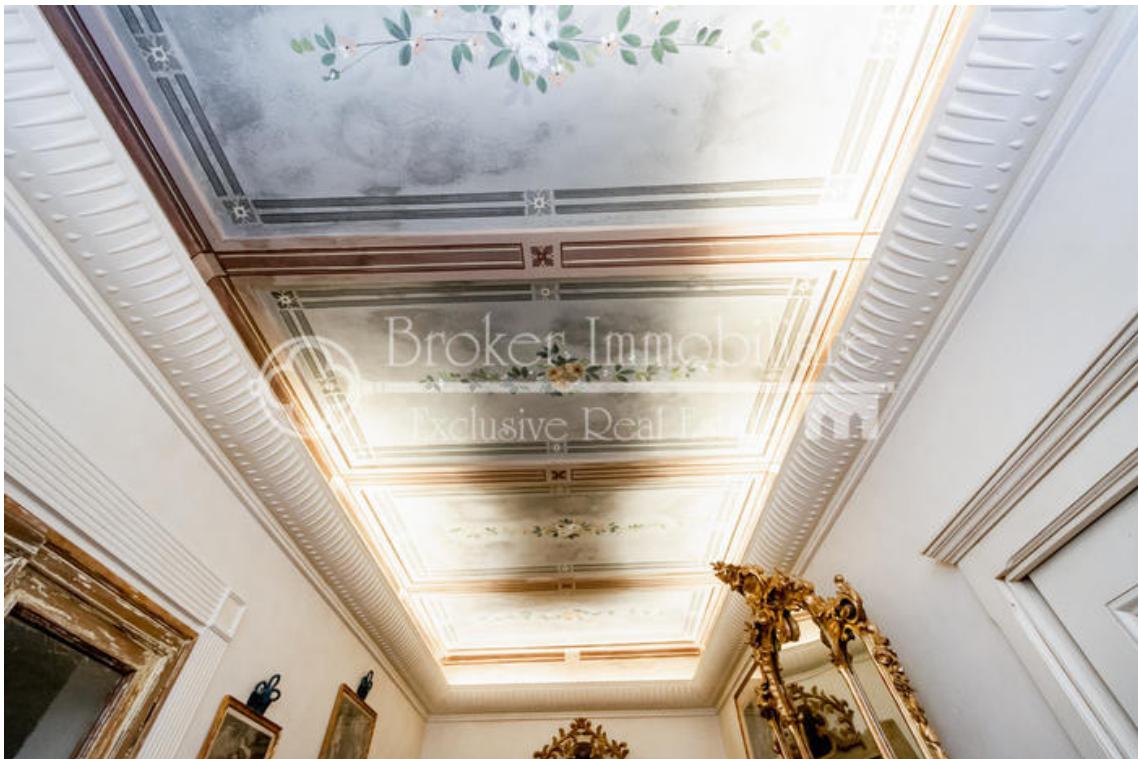


















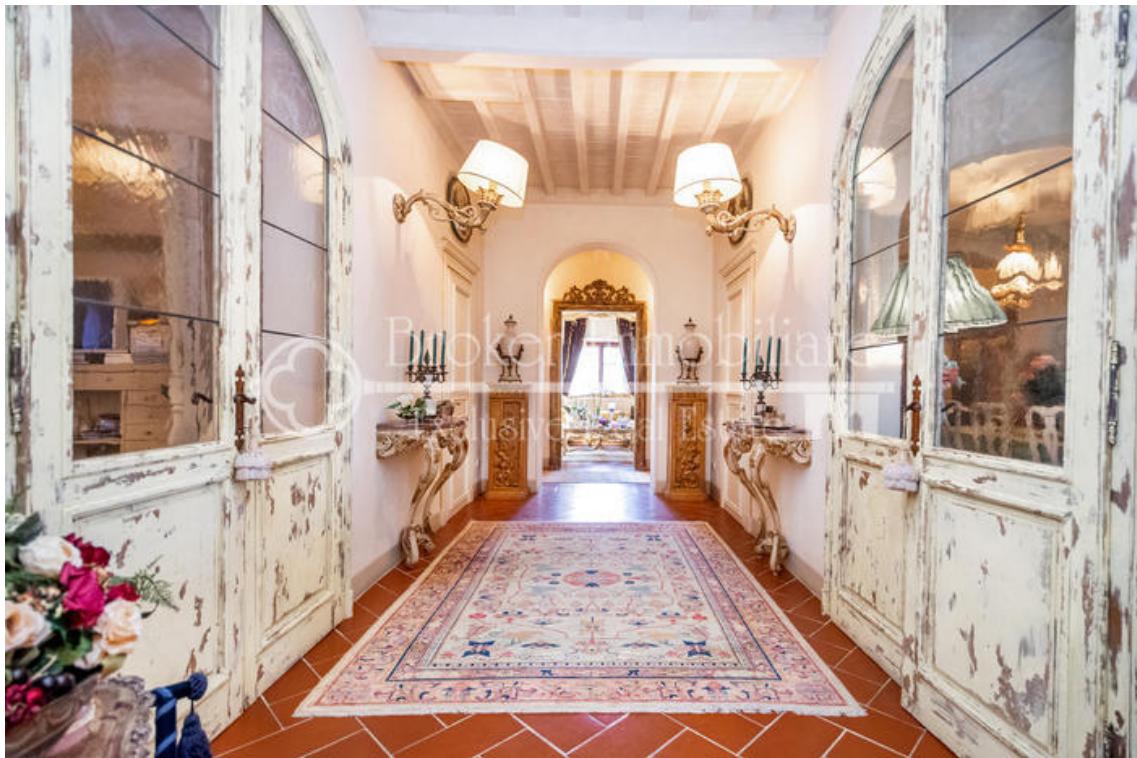
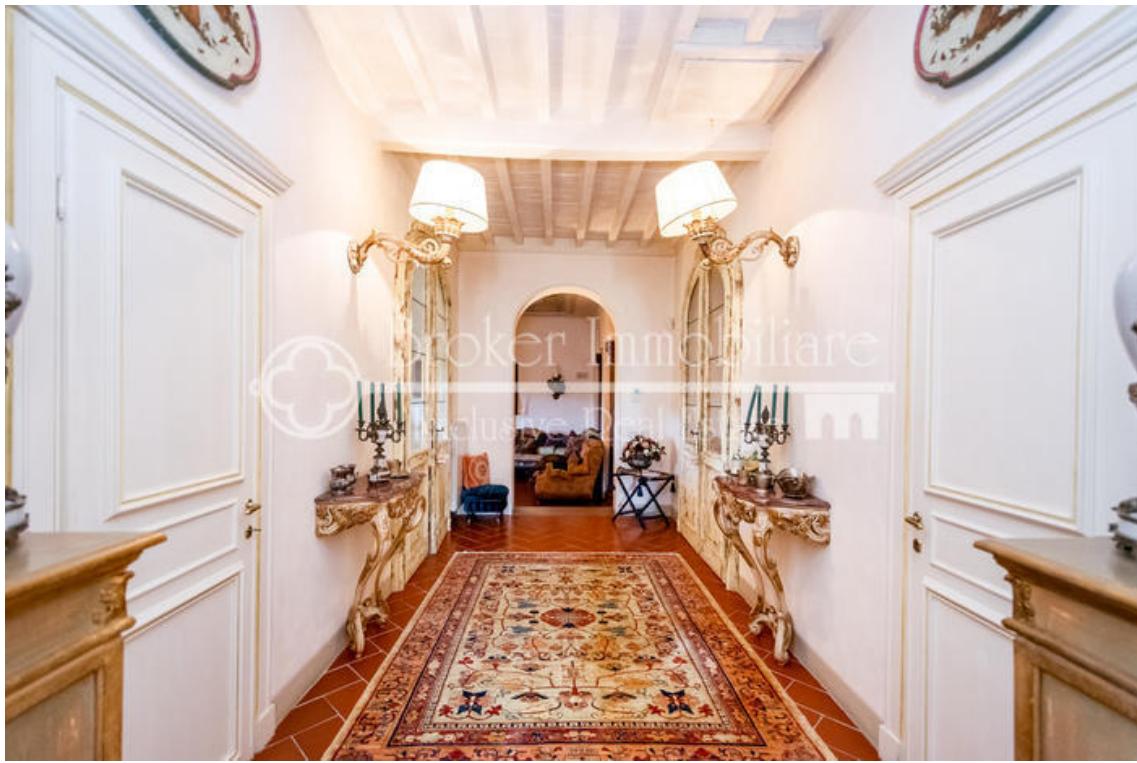










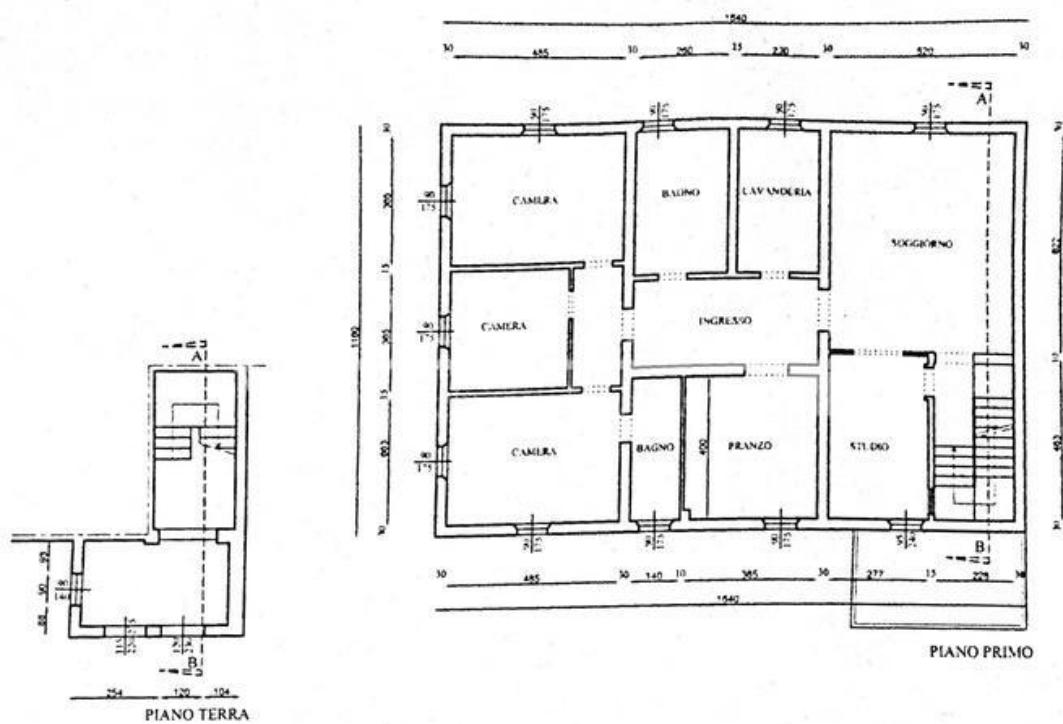




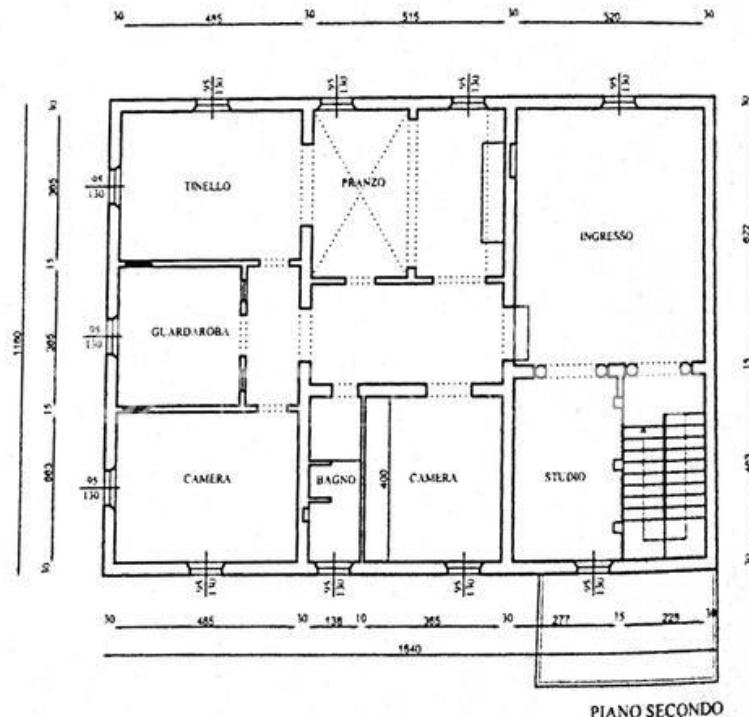








ground and first floor plan



second floor plan