



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Sassetta ! Villa with garden and pool, 2 independent units | Real estate Tuscany



IT-C045-KA

Panoramic view  
57020 Sassetta  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	57020
<b>Country</b>	Italy
<b>City</b>	Sassetta
<b>Additional geographical information</b>	Livorno
<b>Living space</b>	approx. 200 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 800 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	4
<b>Asking price</b>	575.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. Vat
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Tuscan villa with swimming pool, large fenced garden, panoramic views and two independent apartments, located just some minutes from the sea and Castagneto Carducci.

The villa is spread over two floors with a total area of approximately 200 m<sup>2</sup>, divided into two adjacent and independent residential units.

Casa Grande - 130 m<sup>2</sup> on two levels

Ground floor: large living room with fireplace, kitchen, study, bedroom and two bathrooms.

First floor: master bedroom with walk-in closet and en-suite bathroom.

Outside there is a covered loggia and a barbecue area overlooking an approximately 800 m<sup>2</sup> well-kept and planted garden with an irrigation system, lighting and a swimming pool with a sun terrace.

A cellar/laundry room accessible from the garden completes this property.

Casa Piccola - 70 m<sup>2</sup> on one level,

consists of a living room with fireplace and kitchenette, hallway, double bedroom and bathroom.

Outside there is a large covered loggia with a fireplace.

Both units have independent heating systems allowing the houses to be used separately or combined.

The villa is sold furnished with fully equipped kitchens and bathrooms.

The villa is equipped with all utilities, LPG heating, air conditioning and mosquito nets.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Sassetta

Distances: There is a restaurant 300 m from the farmhouse. 3 km from the village of Sassetta, 7 km from Castagneto Carducci, 8 km from the Sassetta thermal baths, 14 km from the beaches of Marina di Castagneto Carducci, 19 km from Bolgheri, 81 km from the port of Livorno and 87 km from Pisa International Airport.



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### **Your contact person**

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