



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Detached villa in tuscan picturesque borgo in the heart of Valdera | Real estate Tuscany



IT-C507-KA

56037 Peccioli
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	56037
Country	Italy
City	Peccioli
Additional geographical information	Pisa
Living space	approx. 200 m ²
Number of rooms	10
Plot size	approx. 300 m ²
Number of bedrooms	3
Number of bathrooms	4
Asking price	570.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

The authentic charm of Tuscany, the tranquillity of the countryside and the comfort of a fully renovated villa, set within a small village steeped in history, whose origins date back to the 13th century. All buildings in the borgo: farmhouses, barns and rural buildings have been carefully restored in keeping with their original features, enhancing traditional local materials and architectural details. Within the borgo are an ancient villa, part of the property dedicated to tourist accommodation, and two restaurants, one of which is associated with a renowned Italian Michelin-starred chef.

The property for sale is a detached villa, completely renovated in 2012, featuring welcoming interiors, traditional materials and delightful outdoor spaces. The ground floor opens onto a large living area comprising a spacious kitchen and a generous open-plan living room with fireplace that brings warmth and character to the space and a bathroom. The renovation has preserved the distinctive character of traditional Tuscan architecture, with typical terracotta floors and finishes perfectly integrated with the style of the hamlet. An internal staircase leads to the first floor where there are three bedrooms. Two bedrooms have private en-suite bathrooms, while a further spacious and functional bathroom completes the floor. The villa is equipped with certified electrical and plumbing systems, town gas heating, split-system units and air conditioning, combining the charm of a historic residence with the comforts of contemporary living.

One of the property's most captivating features is undoubtedly its large panoramic loggia, an ideal space for enjoying outdoor living for much of the year. Here, you can host lunches and dinners with family and friends, relax on summer days or simply admire the extraordinary views across the Tuscan countryside and surrounding villages. The loggia also features a pizza oven and an enclosed, fully equipped area with a water connection. The villa is complemented by a private garden of approximately 300 sqm, providing an exclusive and secluded green space, as well as two private parking spaces. A practical utility room with a laundry area has also been created beneath the staircase leading to the villa. The borgo also benefits from a shared swimming pool, beautifully immersed in the surrounding landscape.

For more offers please consult our web site www.real-estate-italy.com.

Location

Terricciola.

The location is also particularly strategic. Essential services and the nearest town can be reached within just a few minutes, while the property provides an excellent base from which to explore some of Tuscany's most fascinating destinations. Pisa and its international airport are also conveniently accessible



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Your contact person

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