



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Peccioli (PI) Via della Bonifica 1

### Beautiful property in Tuscany, Peccioli

Description in English:

Splendid 19th-century property completely renovated in 2021 with swimming pool and garden and wonderful views over the Tuscan hills bordering the provinces of Florence, Pisa and Siena, near Volterra and San Gimignano. It is immersed in an unspoiled and rugged nature, rich in history and memories of the past, expressed by these towns in their art and stories. The village of Montelopio, about 2 km. From the villa, is a witness to history: the Etruscans, the Longobards, the Maritime Republic of Pisa, the Knights Templar, the noble families of the Grand Duchy of Tuscany have all left signs of their passage and their stay here, on this 'mountain of well-being'. This property is surrounded by a green area (6500 square metres) and has a private covered parking area, a bocce court, table tennis, a children's playground and a very large swimming pool surrounded by olive, oleander and fruit trees. Each flat has its own shaded gazebo with tables and chairs. The location of the property is ideal for visiting the most important cultural and artistic centres of Tuscany such as Florence, Siena, Pisa, Lucca, San Gimignano, Volterra and the sea is only 45 minutes away by car. The Castelfalfi Golf Club is only 12 km away! The property comprises two units, the main farmhouse with 6 flats: 4 one-bedroom flats (50 sqm) and 2 two-bedroom flats (75 sqm) and the barn with 2 three-bedroom flats (80 sqm) restored and decorated in the original country style.

Details: Garden sq.m. 6.500; Main house ( 6 flats ) sq.m. 486; Old barn ( 2 flats ) sq.m. 194; Pergola ( car park ) mt. 25 x 5; Pergola ( swimming pool ) mt. 15 x 4; Swimming pool ( with relaxation area and large solarium ) mt. 20 x 8.

Viola 2+2 :

Situated on the first floor, this flat (50 sq m) can accommodate up to 4 people and has a living room/kitchen with gas cooker, oven, double sofa bed, one double bedroom (convertible into a twin), bathroom with shower, heating, air conditioning, terracotta floors, ceilings with wooden beams and private gazebo with table and chairs and barbecue.

Lilla 2+2 :

Situated on the first floor, this flat (50 sq. m.) can accommodate up to 4 people and consists of living room/kitchen with gas cooker, oven, double sofa bed, double bedroom (convertible into twin), bathroom with shower, heating, air conditioning, terracotta floors, wooden beamed ceilings and private gazebo with table and chairs and barbecue.

Ciclamino 2+2 :

Located on the ground floor, this flat (50 sqm) can accommodate up to 4 people and consists of living room/kitchen with gas cooker, oven, double sofa bed, one double bedroom (convertible into a twin), bathroom with shower, heating, air conditioning, terracotta floors, wooden beam ceilings and private gazebo with table and chairs and barbecue. Mimosa 2+2 .

Located on the ground floor, this flat (50 sq m) can accommodate up to 4 people and consists of a living room/kitchen with gas cooker, oven, double sofa bed, a double bedroom (convertible into a twin), bathroom with shower, heating, air conditioning, terracotta floors, wood-beamed ceilings and private gazebo with table and chairs and barbecue

Rosa 4+2 :

This flat is on the ground floor (75 sq m) and can accommodate up to 6 people. It consists of a living room/kitchen with gas cooker, oven, double sofa bed, one double bedroom, one twin bedroom (convertible into a double), two bathrooms with shower, heating, air conditioning, terracotta floors, ceilings with wooden beams and private gazebo with table and chairs and barbecue

Margherita 4+2 :

The flat, located on the first floor (75 sq m), can accommodate up to 6 people and consists of a living room/kitchen with gas cooker, oven, double sofa bed and small balcony, one double bedroom, one twin/double bedroom, bathroom with shower, heating, air conditioning, terracotta floors, wooden beamed ceilings and private gazebo with table and chairs and barbecue.

Melograno 6+1 :

Flat (80 sqm), which can accommodate up to 6+1 persons, in the renovated barn, on two levels, with entrance on the ground floor.



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On the ground floor of the house there is a double bedroom, a living room/kitchen (equipped with gas cooker and oven) and a bathroom with shower.

On the first floor there is a double bedroom, a twin bedroom and a single bed (in one of the double bedrooms).

It has heating, air conditioning, terracotta floors, and wood-beamed ceilings. Large private porch equipped with sofa, armchairs, table and chairs and barbecue.

Girasole 6+1 :

Flat (80 sqm), sleeping up to 6+1 people, in the renovated barn, on two levels, with entrance on the ground floor.

On the ground floor there is a double/twin bedroom, a bathroom with shower, living room/kitchenette with gas cooker and oven.

On the first floor there is a double bedroom, a twin bedroom, a single sofa bed (in one of the twin bedrooms), a bathroom with shower.

It has heating, air conditioning, floors, and ceilings with wooden beams. Large private porch equipped with sofa, table and chairs and barbecue. Services included:

Water, gas, air conditioning, wifi, electricity, barbecue and gazebo, children's playground with swing, table tennis, play tower and bocce court, Swimming pool (with hydro-massage relaxation area) and solarium with sun beds, tables and chairs. Gazebo with tables, chairs, sofas and armchairs. Tuscany is one of the best known and most appreciated places by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, large expanses of vineyards and olive groves, small villages, medieval castles and wineries where you can taste the best wines in the world.

## INFORMATION

Ref.	Toscana 008
Type	Sale
Category	Villa
Price	2,200,000.00
Annual Expense	
Year	
Energetic Class	VA

## NUMBER

Rooms	37
Bedrooms	14
Bathrooms	11
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	680
Garden	6500
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Boiler	Type of heating system	Radiator heating
Energy source	LPG Heating				

## ACCESSORIES

Air conditioning

Fireplace

Swimming pool

Data network



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## IMAGES





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