



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 Di Fabbrica 7

Charming renovated property, Tuscany

Description in English:

Charming restored property in Tuscany with swimming pool nestled in a lush and extraordinarily beautiful landscape in Montelopio, in an idyllic location with breathtaking scenery, dotted with olive groves, grapevines and varied wheat fields, sunflowers and woods.

Located at the point where the provinces of Pisa, Siena and Florence meet, the Villa is a short distance from the well-preserved historic towns of

San Gimignano and Volterra. The village of Montelopio, about 1 km from the Villa, also boasts an ancient history. This property is a traditional Tuscan farmhouse from the 1800s that has been converted with great attention to detail by the owners. Original features such as terracotta floors, chestnut beams and stone walls enhance the modern restoration to provide a comfortable environment. The villa is spread over two floors with a surface area of 300 square metres and can accommodate up to 11 people. On the ground floor are: a fully equipped built-in kitchen with a full range of modern appliances and a utility room; a living room furnished with a large table, sofas, armchairs and satellite TV; a large living room with an original rustic fireplace surrounded by sofas, armchairs and satellite TV; a bathroom equipped for the disabled; a double bedroom (or twin) with satellite TV and a private bathroom with shower. A stone and wrought-iron staircase leads to the first floor and the bedrooms: 2 double (or twin) bedrooms (which can be converted into triples), 1 twin bedroom (a single bed can be added in this room), each with en-suite bathroom with shower, fireplace, satellite TV and built-in wardrobe. A spiral staircase leads up to the "colombaia", a tower rising from the centre of the roof that has been converted into a comfortable living room offering a 360° panoramic view of the hilly landscape. The kitchen and living room on the ground floor open onto a portico sheltered by a wrought-iron pergola. The entire villa is also equipped with underfloor heating and air conditioning, which can be regulated independently from each room, and a convenient and secure covered car park. The grounds offer ample recreational possibilities: a small rustic-style hut open on three sides, equipped for preparing meals and barbecues or simply for relaxing, a 15 m x 5 m swimming pool with a depth of 40 cm to 150 cm, with Roman steps leading down to the pool and a whirlpool area. Three sides of the pool are decorated with flowers and the fourth with a small waterfall where the water has a depth of only 40 cm and is therefore ideal for children; a solarium with sun loungers, chairs and tables; a sheltered wrought-iron gazebo with sofas and armchairs. The villa is surrounded by a large 5,000-metre garden, landscaped with traditional Tuscan flora, enclosed by an electric fence and hedges of Mediterranean shrubs to ensure total privacy and sheltered parking. Although the villa is located in open countryside, there is a restaurant nearby (only 500 m away) that can be reached on foot to enjoy traditional Tuscan cuisine. Other restaurants, some shops, bars, a bank, a post office, a pharmacy and a doctor are a few km away and there is a supermarket and interesting shops in Peccioli.

Details:

Garden sqm. 5,000

House sqm. 318,39

Annex (arranged for a living room) sq.m. 71,89

Pergola (car parking) sqm. 86,68

Infinity pool with mini pool and relaxation area mt. 16 x 7

Year of construction 2009 like new.

Underfloor heating and cooling. (Heating with LPG gas boiler)

Ventilated roof, insulated walls for hot and cold.

Solar panels (predisposition)

Number 4 rooms with bathroom and fireplace

Total number of bathrooms 5

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.



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INFORMATION

Ref.	Toscana 007
Type	Sale
Category	Villa
Price	2,200,000.00
Annual Expense	
Year	
Energetic Class	VA kWh/m ² a

NUMBER

Rooms	5
Bedrooms	4
Bathrooms	5
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	390
Garden	5000
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	Floor heating
Energy source	LPG Heating				

ACCESSORIES

Air conditioning

Fireplace

Separate entrance

Swimming pool

Data network

IMAGES





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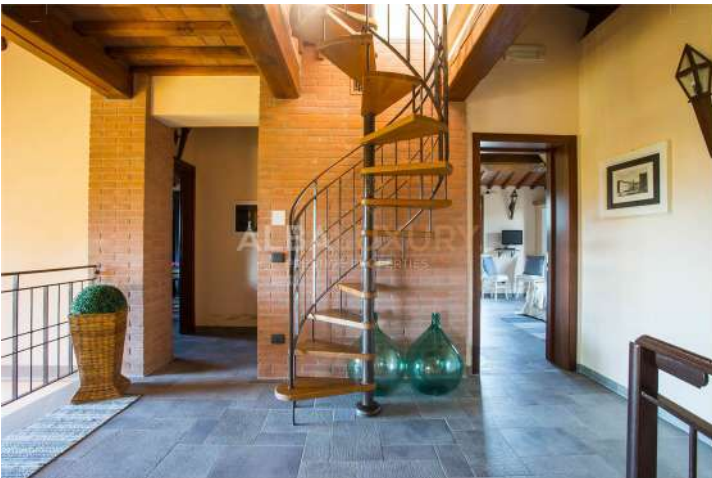


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