



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 Livorno (LI) Via del Poggio 10

Bargain price, Tuscany sea view

Ancient villa in Tuscany only 9 km from Livorno and 4 km from the sea with a wonderful view and a garden of about 5,000 sqm. The villa, measuring approximately 200 sqm, has been renovated several times over the years until 2003 and is on two floors with the living area on the ground floor and the sleeping area on the first floor. On the first floor, the living area includes a spacious living room with fireplace, dining room, study and kitchen. All rooms enjoy plenty of light and are directly connected to the garden that surrounds the property. The second floor, dedicated to the sleeping area, has 3 spacious bedrooms and 3 bathrooms. The interior floor area of the villa is approximately 93 square metres per floor, for a total of 186 square metres + 93 square metres of attic space. A large garage completes the property. Electricity, water and gas ducting system put in accordance with regulations with certificates of asseveration. Heating with radiators fed by methane boiler. Hot water with electric water heaters and/or with gas boiler. Tuscany is one of the most well-known and appreciated areas 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 056
Type	Sale
Category	Villa
Price	1,600,000.00
Annual Expense	
Year	
Energetic Class	G kWh/m ² a

NUMBER

Rooms	4
Bedrooms	3
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	200
Garden	5000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

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



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ACCESSORIES

Fireplace

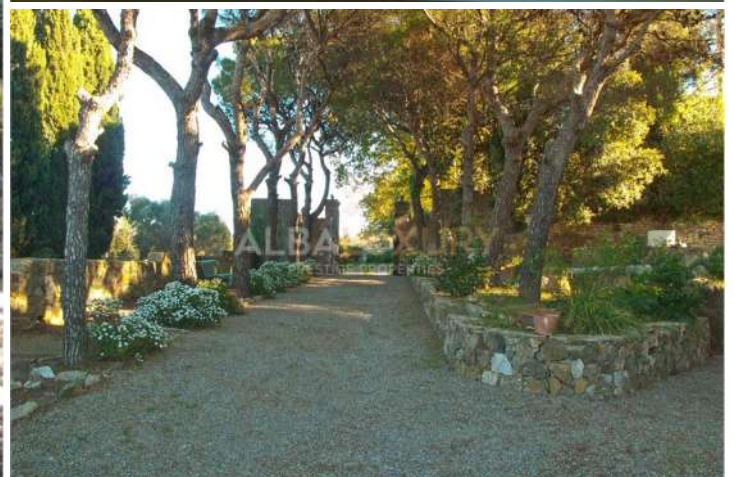
Jacuzzi tub

IMAGES





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