



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 Fauglia (PI) Via delle fornacelle 1

Bargain price, Tuscany, Pisa

Beautiful property in Tuscany in the province of Pisa, 25 km from the Tuscan coast with renowned seaside resorts (Castiglioncello, Livorno, Vada..) with swimming pool, land of about 5 hectares, photovoltaic system and two private wells. The property, measuring approximately 630 sqm, consists of the main villa and a former barn converted into a flat. Details main villa: arranged on two floors plus mansard, it is divided into two independent and communicating flats. The first flat has a living room, kitchen and fireplace, hallway and bathroom on the ground floor, on the first floor two bedrooms and bathroom. The second flat has a separate entrance and living room, kitchen, two bedrooms with bathroom and fireplace. The mansard has a bedroom and bathroom. The flat converted from the former barn has a living room, kitchen, bedroom and bathroom. There is also a garage, cellar and boiler room. The land, about 5 hectares, without any kind of restriction is suitable for vineyards and olive groves. The swimming pool measures 6x12. Three-phase 380v photovoltaic system of 11.7KW with incentives and two private wells with 380v immersion pumps. Tuscany is one of the best known and most 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 053
Type	Sale
Category	Villa
Price	1,250,000.00
Annual Expense	
Year	
Energetic Class	G kWh/m ² a

NUMBER

Rooms	10
Bedrooms	7
Bathrooms	5
Balconies + Terraces	1
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	630
Garden	50000
Cellar	
Balconies + Terraces	15
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				



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ACCESSORIES

Fireplace

Photovoltaic system

Separate entrance

Swimming pool

Data network

IMAGES





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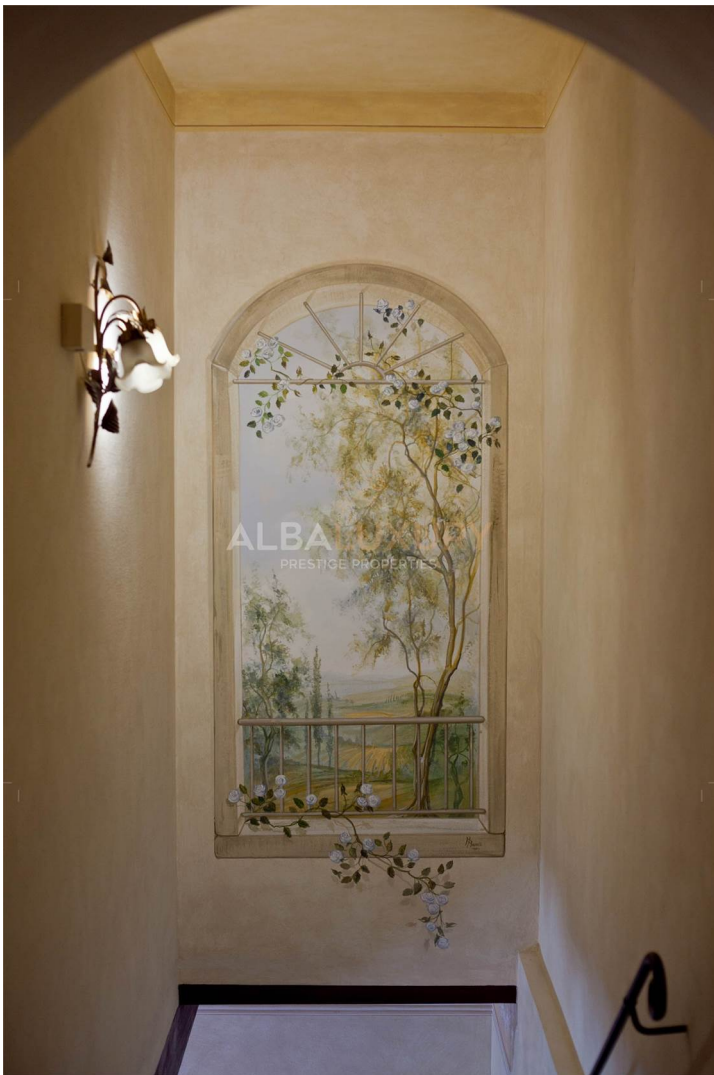


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