



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



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Mano d'Opera

Forbes

2022-2023



Villa Sale in Capannoli (PI) Via di Solaia 20

Villa in Capannoli, Province of Pisa

Beautiful villa immersed in greenery in Capannoli, accessible from the charming Solaia Street at civic number 40, near SS. Annunziata Street. This exclusive residence is just beyond the center of Capannoli, heading west. Access is ensured by an elegant tree-lined avenue, leading to the building located at the end of this enchanting path.

The property boasts a privileged position, surrounded by a large garden of approximately 4900 square meters, creating an atmosphere of tranquility and privacy. The lot borders with a charming vineyard, directly communicating with the garden, and overlooks Mezza Grotta Street.

The residence, spread over three floors, features a symmetrical layout with respect to the entrance core. On the ground floor, there is a welcoming entrance, a transversal corridor, a bright living room, an elegant dining room, a well-equipped kitchen, a storage room, two studies, a master bedroom, and a bathroom.

The first floor hosts four spacious double bedrooms, two bathrooms, and a walk-in closet, ensuring comfort and optimal space for residents.

The basement, internally connected to the ground floor, offers additional functional spaces, including a laundry room, a central heating room, a storage room, a cellar, and a large garage with access from a convenient external ramp.

Moreover, in the basement, there is a service apartment, legalized in 1985 as a residential dwelling, consisting of a cozy living room with a kitchenette, a bedroom, a bathroom, a storage room, and a utility room.

The comfort of the residence is complemented by a charming seven for fourteen meter swimming pool, located at the rear of the villa, adjacent to the loggia.

This villa represents a unique opportunity for those seeking a prestigious residence immersed in the tranquility of nature, with well-distributed spaces and distinctive details that make it truly exceptional. Contact us now to discover further details and schedule a visit to this extraordinary property.

INFORMATION

Ref.	Toscana 0113
Type	Sale
Category	Villa
Price	980,000.00 EUR
Annual Expense	
Year	1970
Energetic Class	E 121.12

NUMBER

Rooms	12
Bedrooms	7
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	727
Garden	4900
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Ceramic	Access for disabled	No

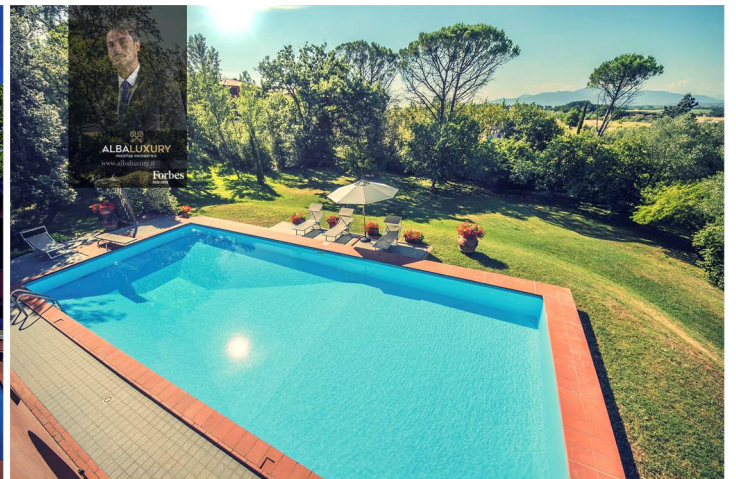
ACCESSORIES

Air conditioning

Double glazing

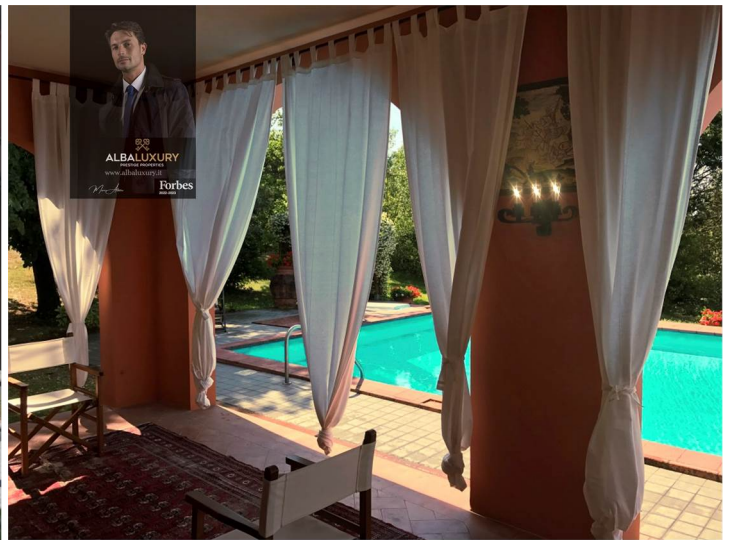
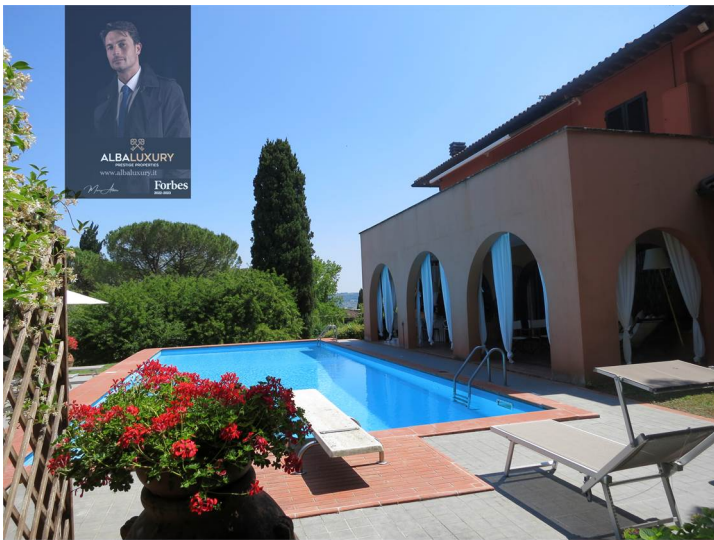
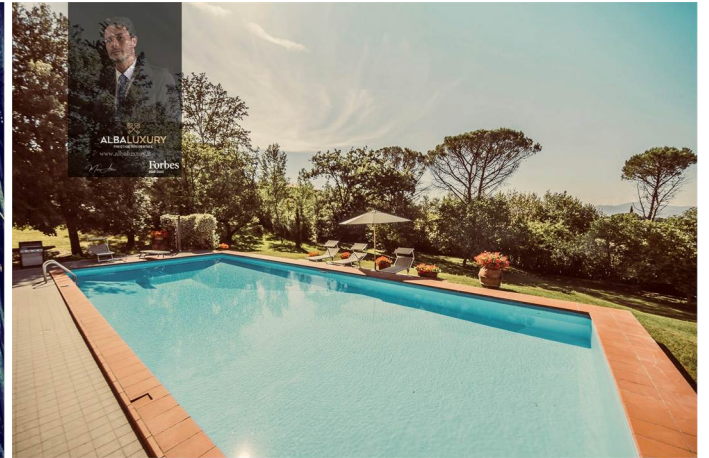
Swimming pool

IMAGES



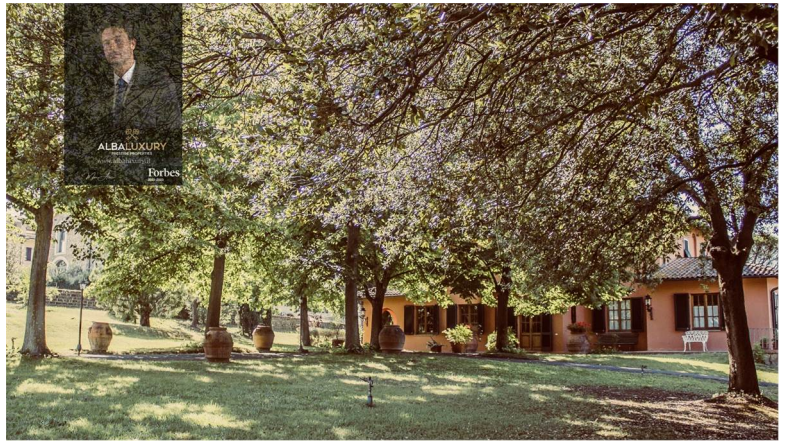
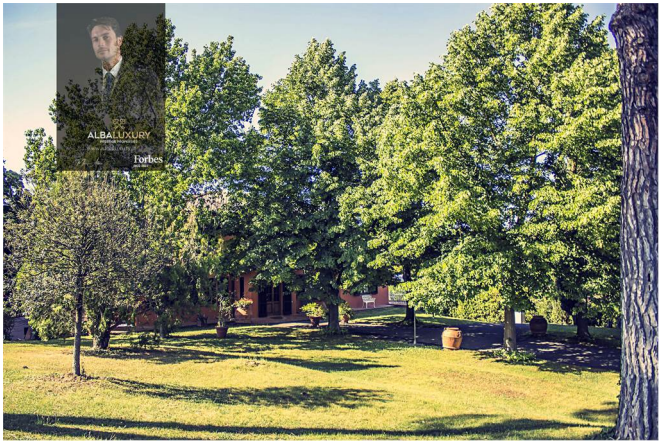


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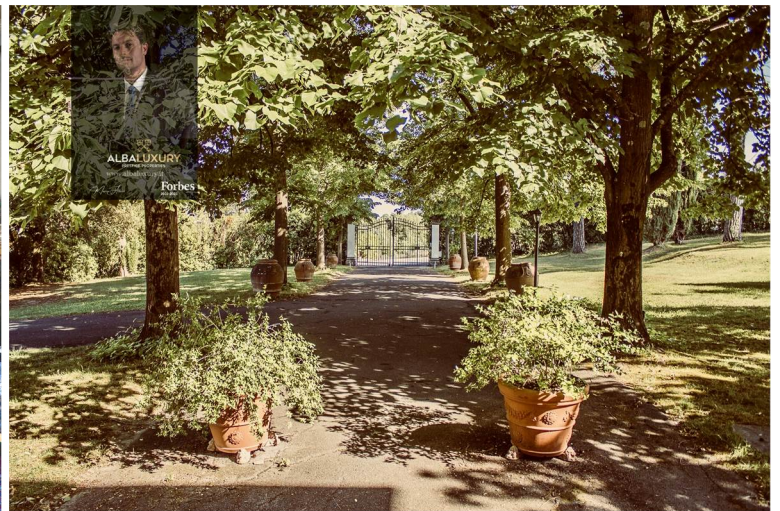
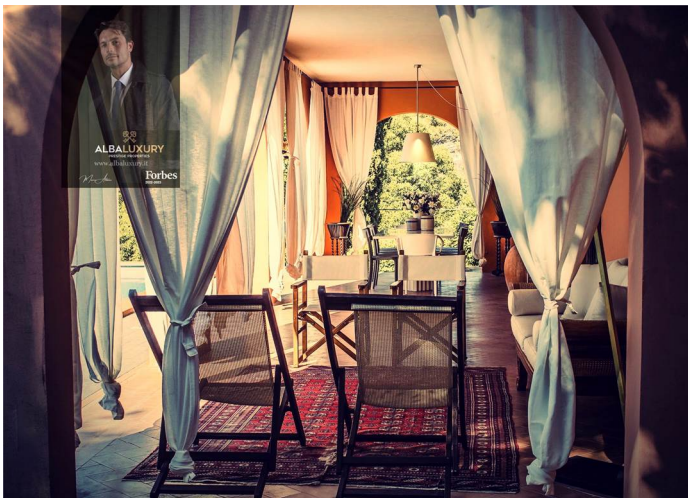


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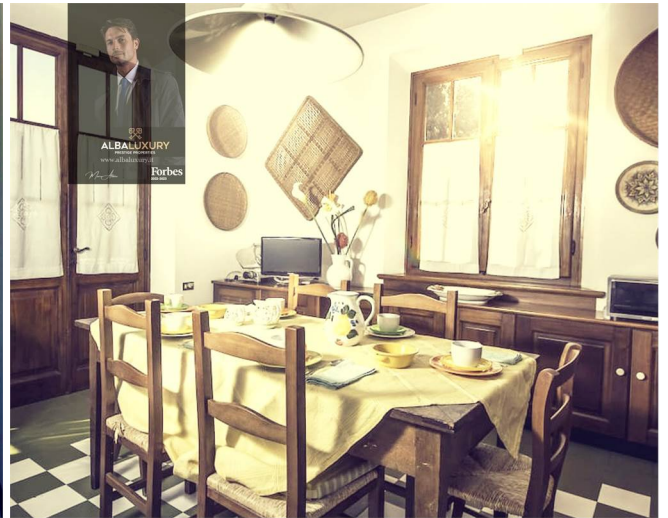
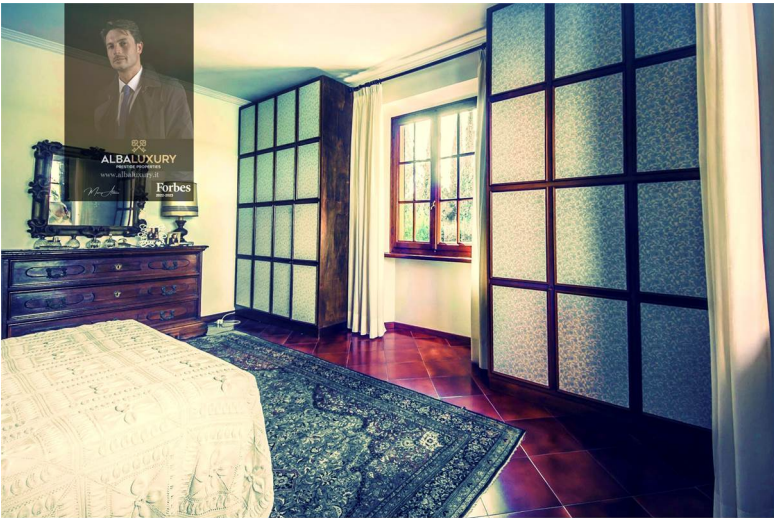
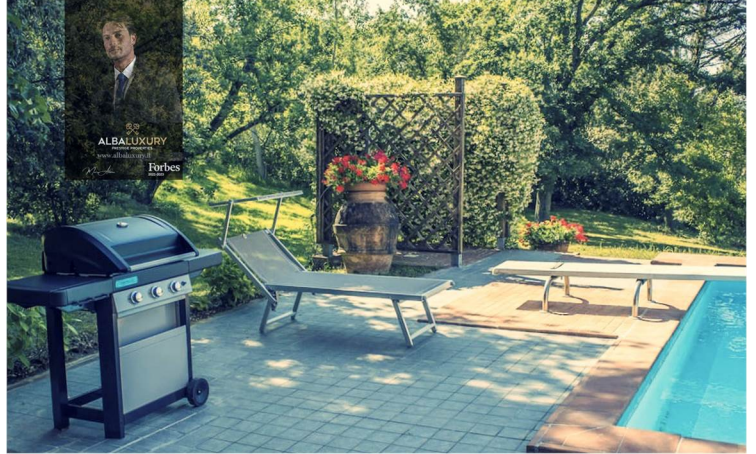


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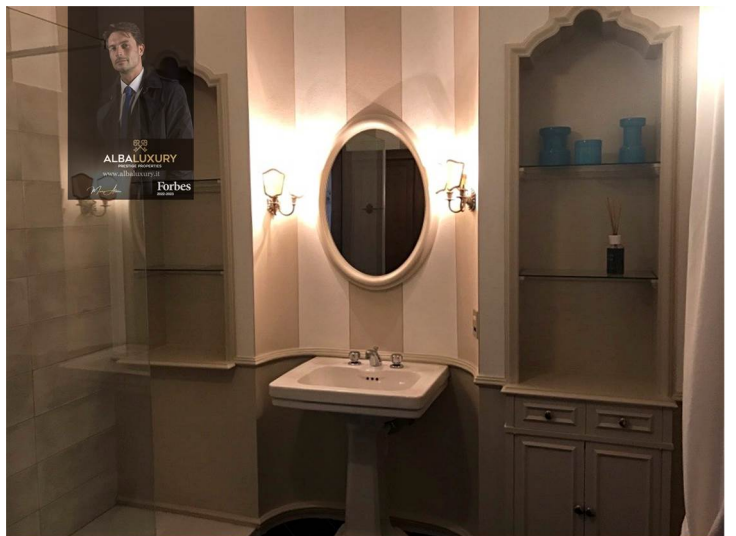
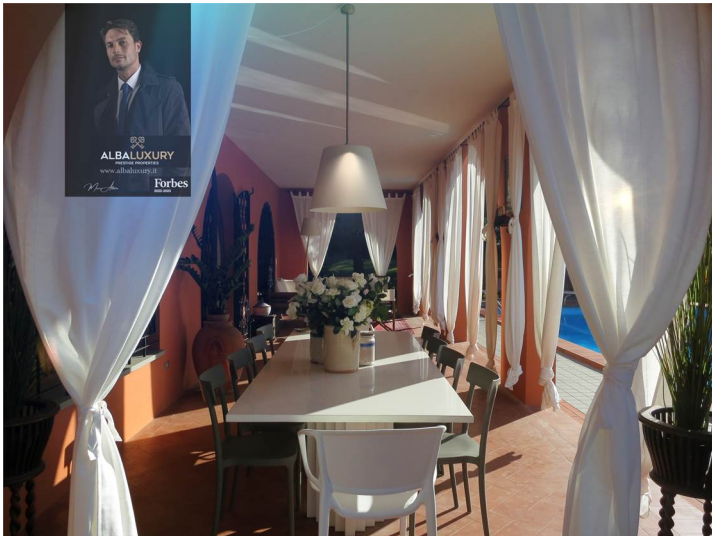
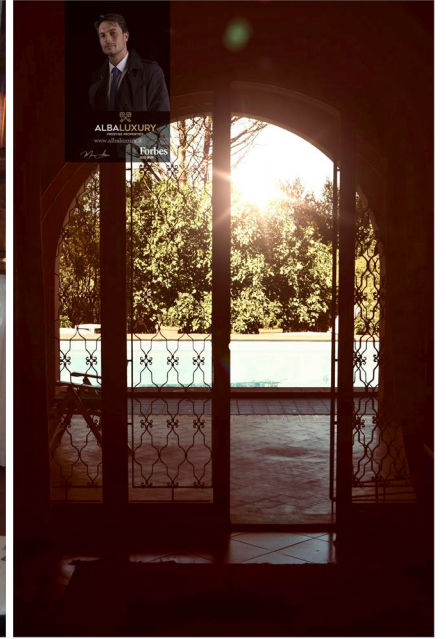


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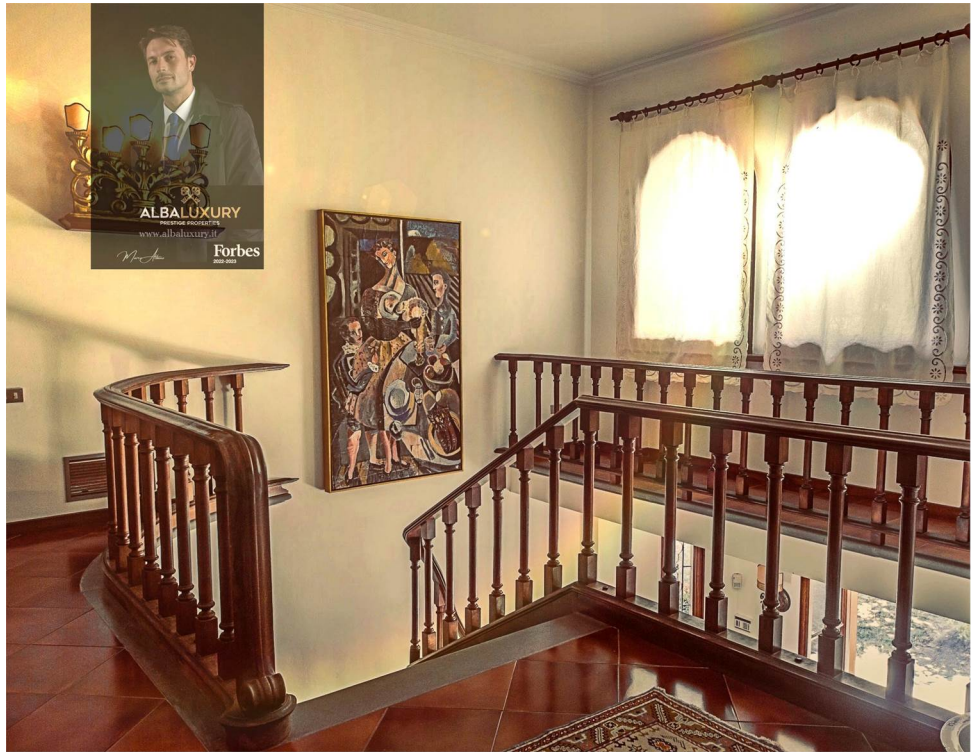
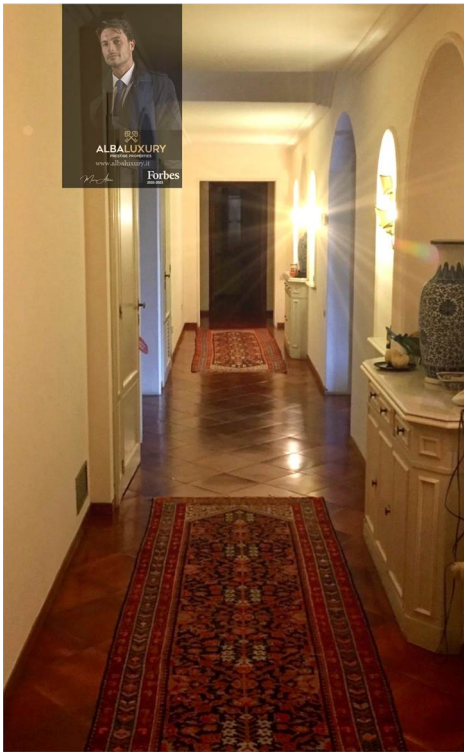
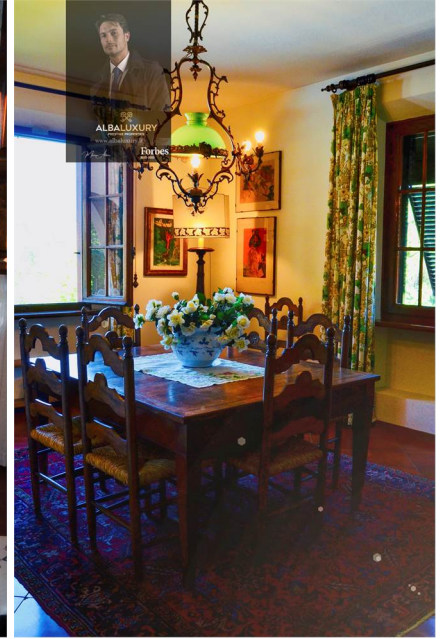


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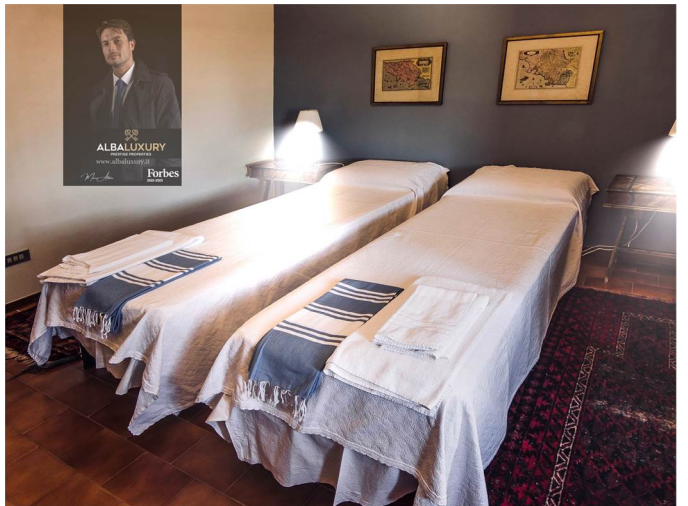
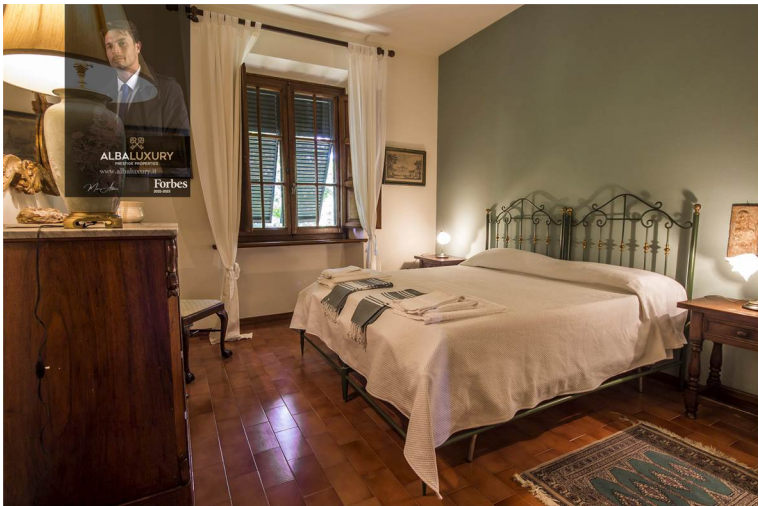


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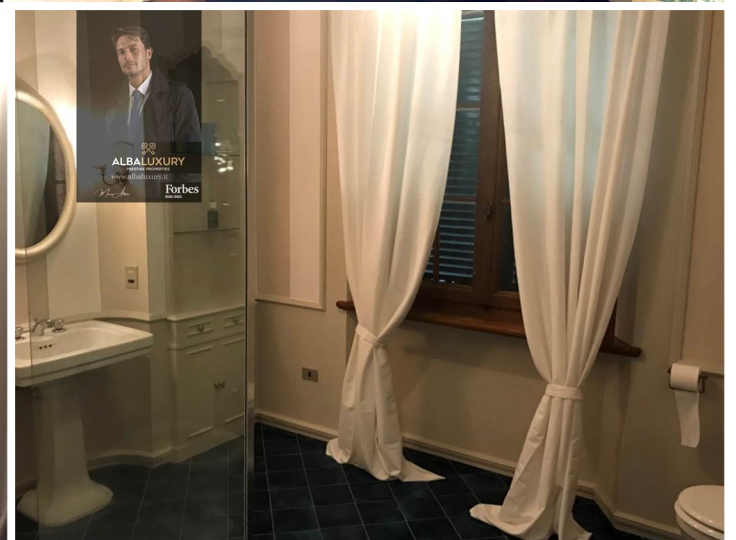
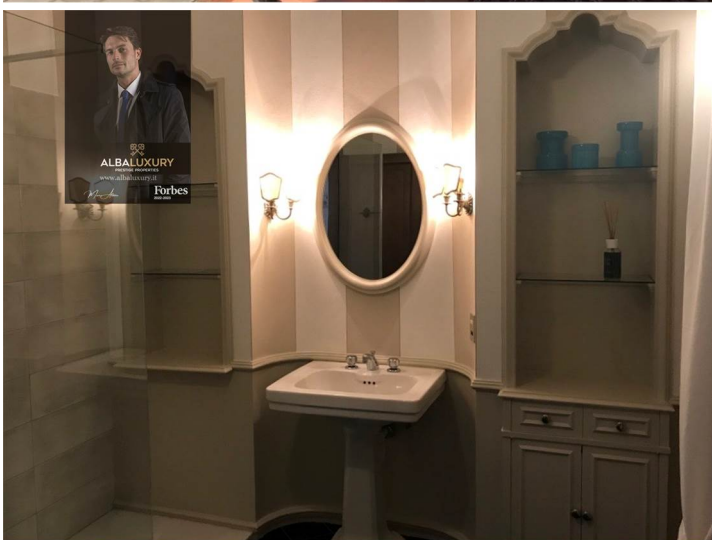
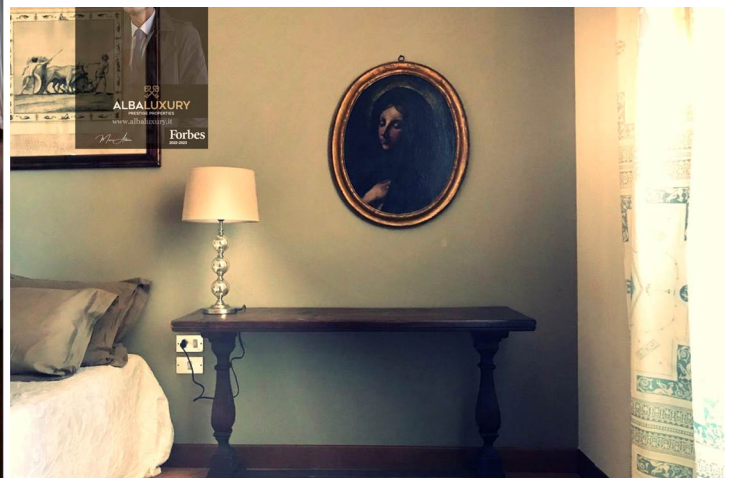
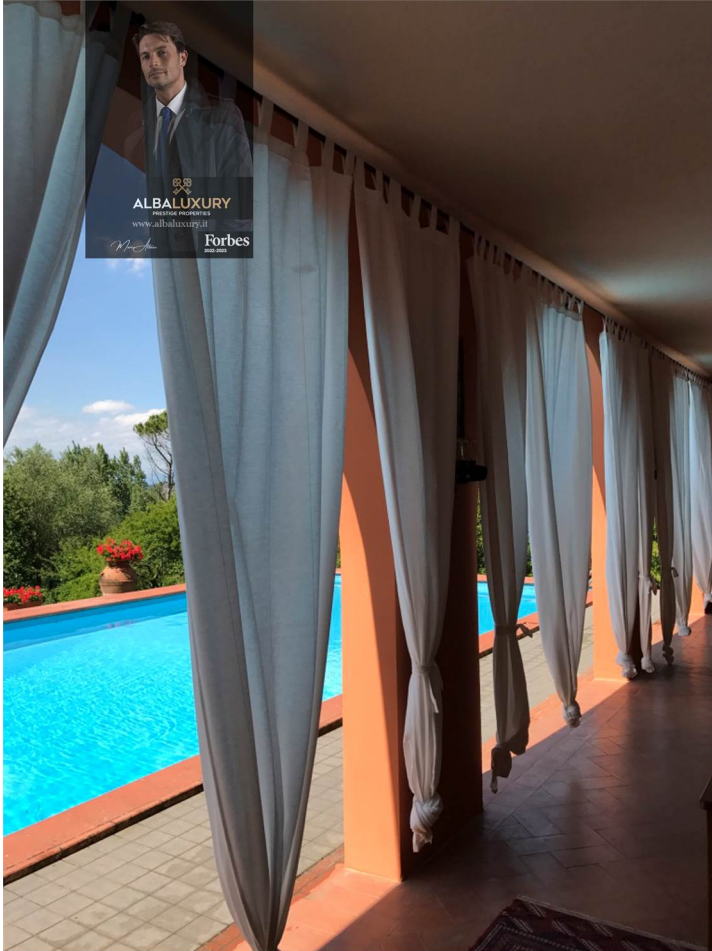


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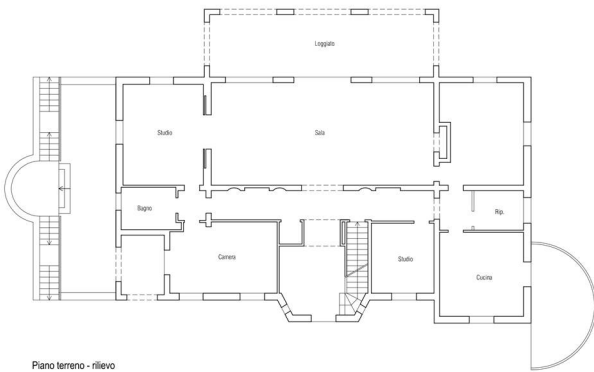


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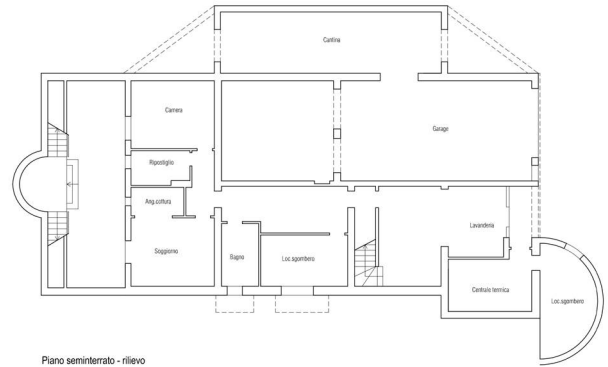




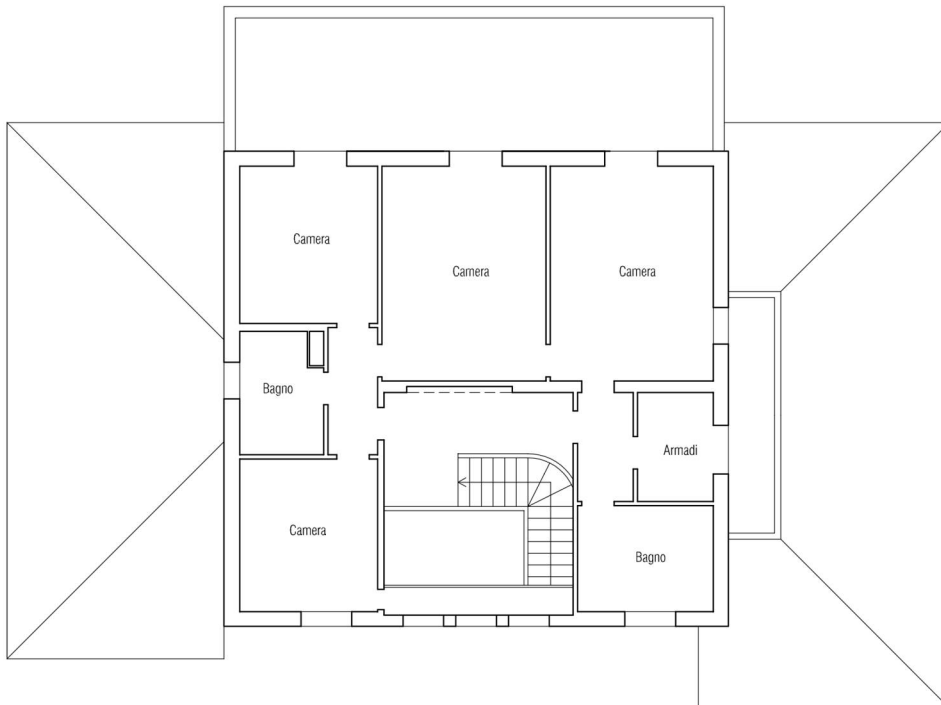
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Piano seminterrato - rilievo



Piano primo - rilievo