



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



## Villa Sale in Crespina Lorenzana (PI) Via la Capannina 1

### Splendid villa in Crespina Lorenzana

The elegant sixteenth-century villa with a pool and park for sale on the hills of Pisa is located on the outskirts of an ancient and quiet village, surrounded by olive groves and woods, offering a beautiful view of the surrounding countryside. The property consists of the historic villa, approximately 750 sqm, a co-owned consecrated church, a part of the ancient farmhouse of about 360 sqm to be restored, a swimming pool, and about 10 hectares of land, two of which are used as a garden, while the rest, partly olive grove and woods, hide a charming lake for relaxing walks.

The property has three entrances; one directly into the center of the small village next to the olive grove and two slightly further away. The main entrance is drivable and opens onto a well-kept driveway that leads to the entrance courtyard. Here, a magnificent bicentennial magnolia catches the eye; the private chapel, the villa, and the ancient wall that encloses another part of the wonderful park with the pool frame this space, conveying the charm and history of this exclusive residence unchanged.

The Villa, dating back to the sixteenth century and formerly owned by noble Pisan families, has undergone various restorations over the centuries, and its current configuration was given in the 1700s. The Tuscan villa for sale features the typical characteristics of noble manor houses, with a rich decorative apparatus and refined period finishes that contribute to maintaining the original atmosphere.

Upon entering, you are greeted by a bright living room with a balcony, where it would also be possible to install a functional elevator. From the entrance lounge, there is a hallway that opens onto the ancient stone staircase connecting the first two levels of this prestigious historic residence, the entrance to a recently renovated independent apartment for potential guests, and access to the villa's living area. The apartment consists of a passage lounge leading to the living area, which includes a double living room with a dining area, a modern kitchen connected to two practical storage rooms and the laundry. The sleeping area consists of a double bedroom and a bathroom with a shower.

Moving straight from the entrance leads to the entire living area of the villa, consisting of various interconnected lounges and a main hall with access to the wonderful park through large French doors. This area is completed by a large masonry kitchen with Vietri ceramics, in addition to the dining room.

Climbing the staircase, you reach the noble floor, where the classic conformation of the historic Lucca villas immediately stands out, another particular feature of this prestigious property for sale in Tuscany. This level consists of a large hall with a piano and a second lounge leading to the sleeping area with 4 spacious double bedrooms, two of which have en-suite bathrooms, a single room, and a bathroom with a shower. Some rooms feature typical Lucchese graniglia floors. Completing this level is a walk-in closet with an attached laundry room, connected to the ancient service staircase that connects the three floors of the villa.

On the second floor, there are 2 more double bedrooms, one characterized by a mezzanine-type terracotta floor, a medium-sized room with 4-meter-high vaults equipped with precious custom-made libraries. From the second double bedroom, there is access to another area where two more bedrooms and a bathroom could be created, but it is currently unfinished and requires renovation.

From the staircase landing, there is access to the large attic that could host additional rooms as it is mostly habitable.

Exiting into the internal park, you are dazzled by the care of the English lawn, where various flower beds have been inserted, and which is equipped with various relaxation and dining areas. Through a path adjacent to the main villa and the farmhouse, you reach the wonderful pool area, near which is the ancient dovecote, about 36 sqm, which could



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become a pool house, as it is already equipped with electricity.

The farmhouse, located between the main residence and the pool, could be divided into several independent and spacious apartments, at least 3. Currently, it has a usable terrace under which there is the area of the wood-burning oven and barbecue, for pleasant moments of conviviality.

The property is an excellent investment for anyone looking for a charming and prestigious residence, surrounded by greenery and not far from the Tuscan art cities, and for those seeking a fascinating home to create a hospitality structure.

## INFORMATION

Ref.	Toscana 365
Type	Sale
Category	Villa
Price	2,200,000.00
Annual Expense	
Year	1500
Energetic Class	D kWh/m <sup>2</sup> a

## NUMBER

Rooms	10
Bedrooms	8
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	1100
Garden	100000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Garden 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	Air heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No

## ACCESSORIES

Air conditioning

Fireplace

Chimney flue

Double glazing

Swimming pool



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Data network

## IMAGES





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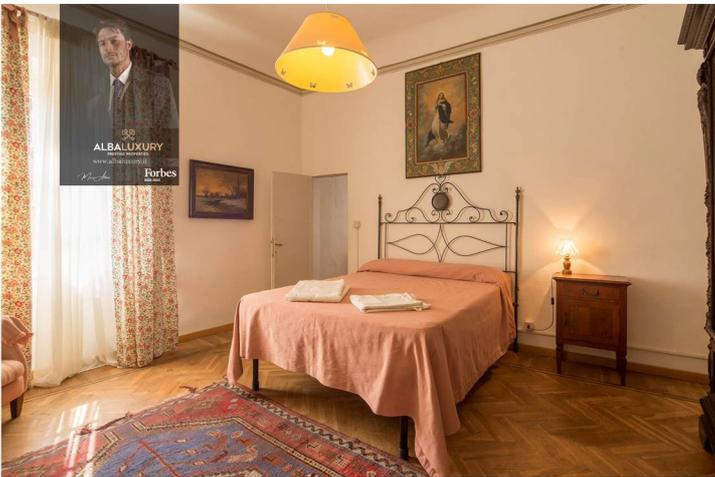


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