



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 Casciana Terme Lari (PI) Via Santa Caterina 1

Charming renovated property, Tuscany, Lari

Noble countryside estate portion divided into three apartments with annexes, garden, and swimming pool located a stone's throw from the historic village of Lari, Pisa. Lari is rich in wonders and gastronomic traditions, a small town in the Pisan hinterland boasting the Orange Flag of the Italian Touring Club, famous for its historic Vicar's Castle, the Cherry Festival, and the healing waters of nearby Casciana Terme. The property is the magnificent main portion of a country residence. Completely independent from other residences, the main portion spans three levels plus an attic floor and is free on three sides, surrounded by a private garden with stone pathways, tall trees, and cypresses encircling the property, culminating in a shaded courtyard in front of the house. The imposing facade with a spectacular double stone staircase exudes the charm of noble residences. The entrance on the first floor leads into a charming residence thanks to a splendid and careful renovation where the original features are delicately preserved, the warmth and modernity of open fireplaces blend with neutral colors and an excellent lighting system that enhances the space, creating relaxing living areas with walls flooded with light. Three independent apartments with modern kitchens equipped with high-end appliances and air conditioning in all rooms have been created from the renovation. The bathrooms celebrate the best of European design with walk-in showers, oval sinks, and sumptuous bathtubs. The harmonious garden of plants and bushes offers privacy and seclusion as well as a 60 sqm swimming pool with a paved solarium and two annexes for storage. In an ideal setting for history, spas, and nature, easily accessible from both the Tuscan coast and the major historical and artistic sites of the hinterland.

Type: Country villa, free on three sides, arranged on three levels and divided into three apartments with a total area of approximately 812 sqm, plus a terrace of about 300 sqm, two outbuildings, garden, and swimming pool.

Outbuildings: Two accessory rooms for storage of approximately 29 sqm and 75 sqm.

Condition: Restored in 2008 and 2020.

Garden: Approximately 1095 sqm, fenced and equipped with automatic irrigation system.

Pool: 60 sqm with a depth of approximately 1.50 m.

Layout:

Ground Floor: Living room, kitchen, two bedrooms with en suite bathroom, laundry room, ironing room, terrace.

First Floor: Living room, kitchen, three double bedrooms with en suite bathroom.

Second Floor: Living room, kitchen, two bedrooms, two bathrooms.

Attic Floor: Bedroom, bathroom.

Distance from services: 400 m.

Distance from main airports: Pisa 31 km, Florence 70 km.

Dirt road: Not present.

Utilities:

Landline telephone: Available

Wi-Fi: Available

Heating: Gas

Well: Present



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Water: Municipal water supply
Electricity: Available

Air conditioning.
Biological pits.
Furniture included.

INFORMATION

Ref.	Toscana 0122
Type	Sale
Category	Villa
Price	1,365,000.00
Annual Expense	
Year	
Energetic Class	D 119.21

NUMBER

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

SQUARE METERS

Commercial	812
Garden	1095
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	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	Oscurante Legno	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Tile	Access for disabled	No

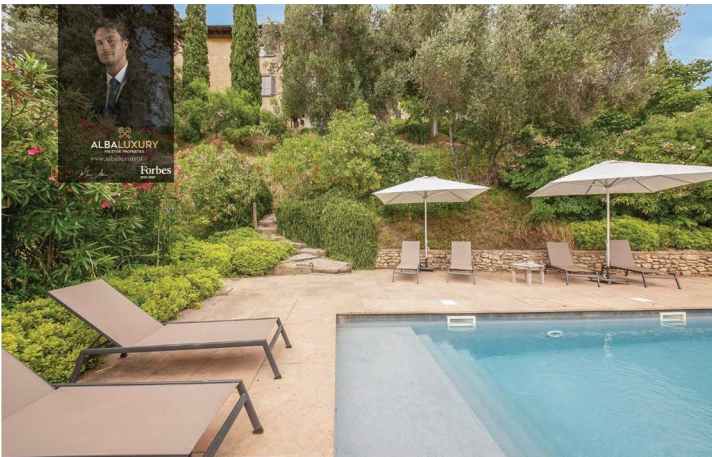
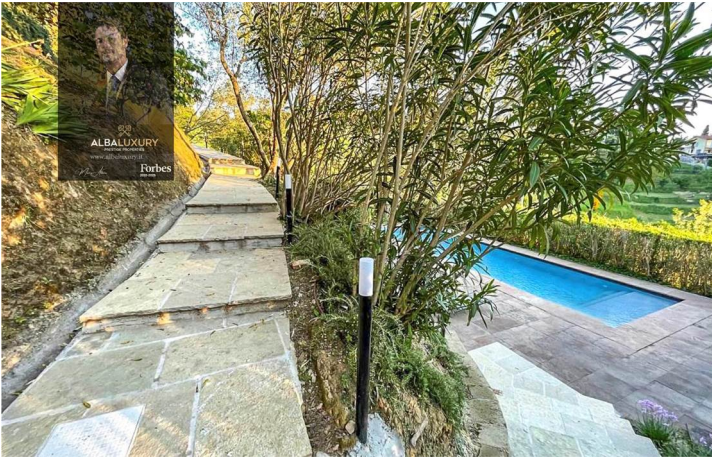
ACCESSORIES

Antitheft	Air conditioning	Chimney flue	Electric gate	Double glazing
Car passage	Footpath	Swimming pool	Outdoor tables	



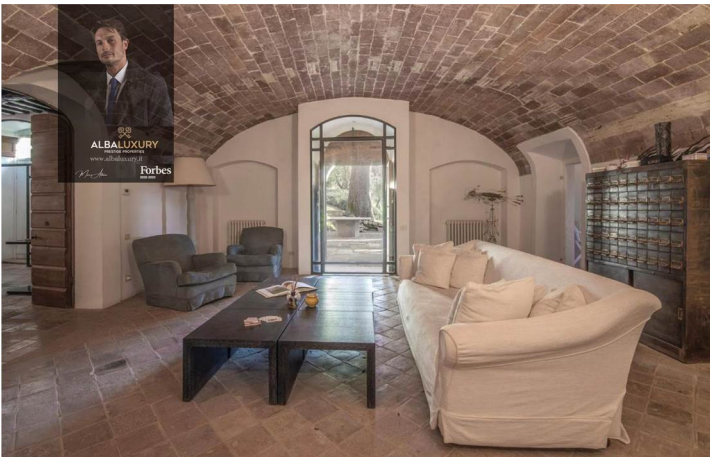
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IMAGES



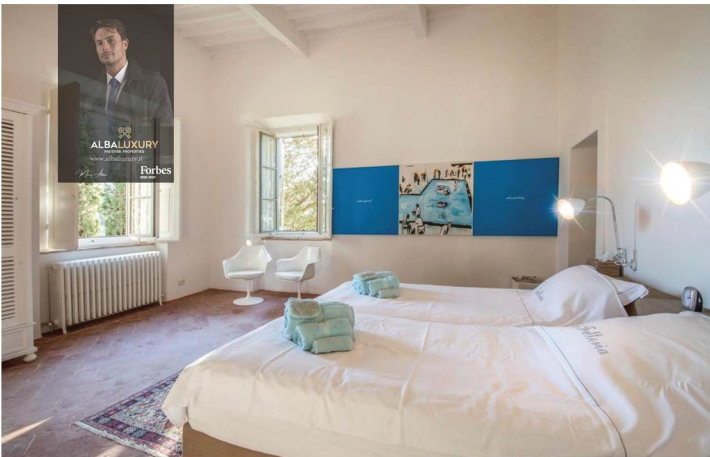


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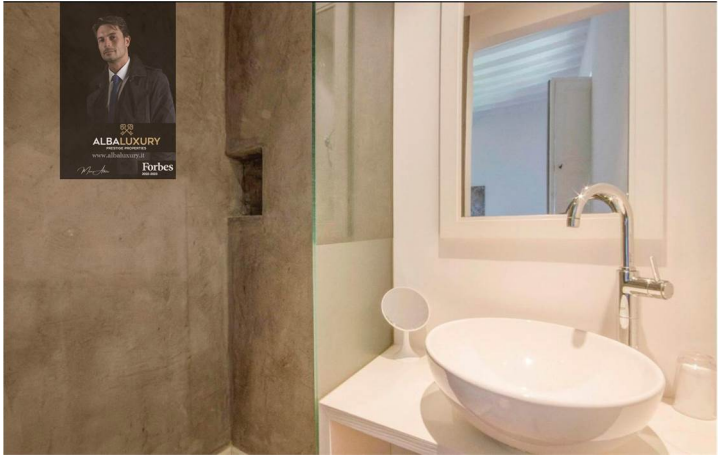


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