



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 Ponsacco (PI) Via Machiavelli 1

Luxurious villa in Pontedera, Tuscany

For sale in Valdera, just 7 km from Pontedera, only 20 minutes from Pisa Airport, 30 minutes from the sea, and 30 minutes from Florence, we present an elegant detached villa with a private garden. With a commercial area of about 400 sqm, this property is immersed in an elegant and private context.

The result of an ambitious modernist architectural project, the house is in excellent condition, with staggered floors and double volumes defining generous interior spaces. With a touch of classic-contemporary style, the villa is predominantly characterized by expansive glass walls to maximize brightness and facilitate direct communication between the living area and the private garden. Additionally, an intriguing internal courtyard and another winter garden allow for enjoying light even during the winter months.

The composition of the house includes an entrance, a large living area with a fireplace, a billiard room, an internal courtyard, a dining room, a kitchen, a glass-enclosed veranda with a winter garden, a hallway, a bathroom, a large laundry room, a master suite with a walk-in closet and a bathroom, a bedroom with a private bathroom and a study, another bedroom with an internal service bathroom, a walk-in closet, and a spacious studio balcony overlooking the "double-volume" living area. The property is complemented by a double garage and storage rooms. The estate is surrounded by a well-maintained private garden.

In terms of energy efficiency, the villa has recently been upgraded to Class "A3" following interventions. It is equipped with a hybrid system comprising a heat pump and boiler, photovoltaic panels, and a fast-charging station for electric vehicles.

The conformity of the property has been verified by a specialized technician, ensuring tranquility in negotiations. A specialized photographer has carried out a realistic professional photo shoot, and at our offices, you can consult the villa brochure, a printed photo book, and a detailed technical sheet before a personal viewing.

Recommended for lovers of contemporary architecture, this representative villa offers spacious and well-distributed areas, ideal for those seeking elegance, privacy, and welcoming spaces for hosting friends and events. In excellent maintenance condition, it is ready to be inhabited. For information about the area, contact us directly at our offices, ensuring maximum confidentiality and by appointment with a dedicated consultant.

INFORMATION

Ref.	Toscana 2024
Type	Sale
Category	Villa
Price	730,000.00 EUR
Annual Expense	
Year	
Energetic Class	A 98.21 kWh/m ² a

NUMBER

Rooms	8
Bedrooms	3
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	2
Box	2

SQUARE METERS

Commercial	437
Garden	800
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	60



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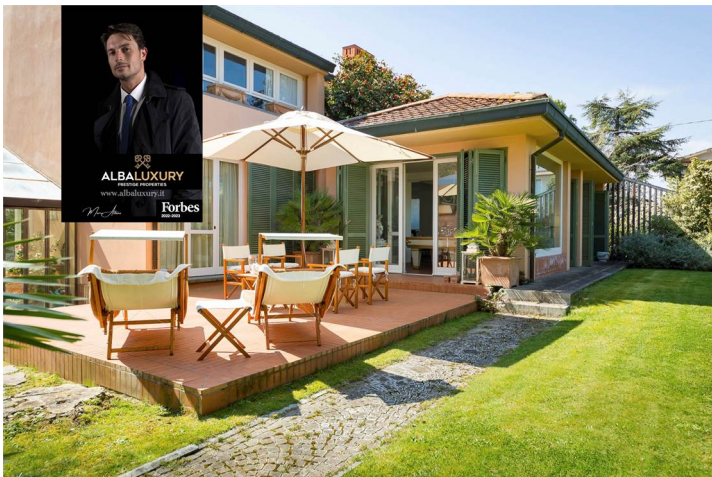
FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Center
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	PVC	Doors	Excellent
Blind	Oscurante Legno	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Ceramic	Access for disabled	No

ACCESSORIES

Antitheft	Air conditioning	Fireplace	Chimney flue	Double glazing
Double entrance	Data network	Storage room	Video intercom	Video surveillance
Flyscreens				

IMAGES



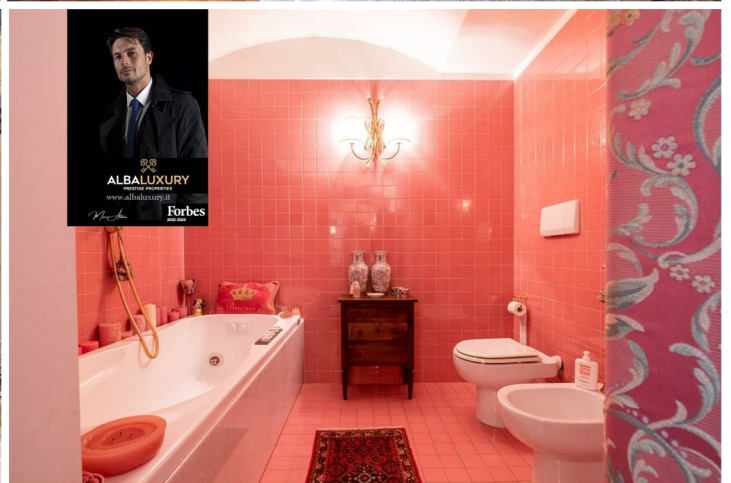
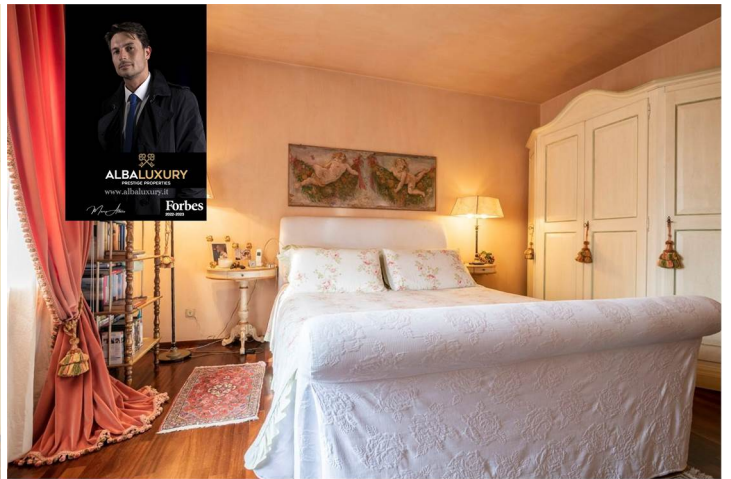
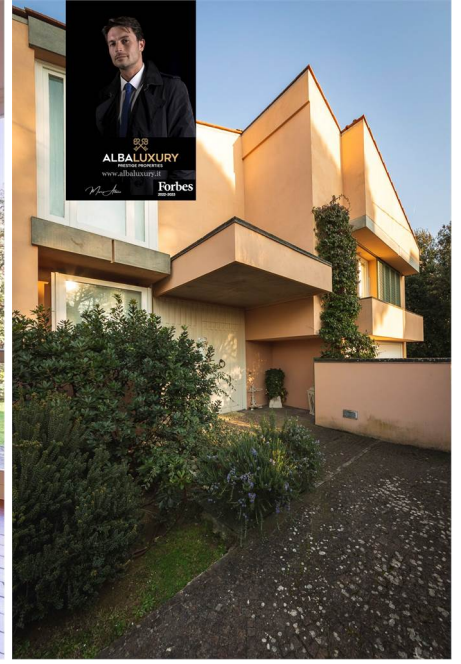


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