



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 Lamporecchio (PT) Via Giugnano 103

### Excellently located property in Tuscany

An extraordinary property that has been recently renovated and is currently used as accommodation but is also perfectly suited as a private residence, offering a total of approximately 850 square metres of living space on more than 10 hectares of land. Immersed in the picturesque Tuscan hills, this property boasts an olive grove, a forest and an additional building on three levels of approximately 900 square metres in the process of completion. Within the complex, you will find three swimming pools, large terraces, a changing room and a solarium area, offering spaces designed for maximum comfort and relaxation. This agriturismo is a true oasis of refined well-being, with unforgettable atmospheres immersed in the beauty of nature, in the heart of Tuscany.

Details of the residences within the property:

Villa 1: A residence of approximately 230 square metres, with kitchen, living room, dining room and fireplace. The sleeping area comprises 4 bedrooms, each with private bathroom, offering spacious and cosy spaces.

Villa 2: A residence of approximately 160 square metres, featuring 2 living rooms, 1 bedroom, kitchen and two bathrooms. On the upper floor, two further bedrooms and a bathroom complete the living space. In addition, five independent flats have been created, each measuring approximately 80 square metres, offering versatile and modern living solutions. The strategic location of this property makes it easily accessible to renowned Tuscan cities, including Florence, Pisa, Lucca, Siena and Vinci, offering a unique opportunity to experience the authentic Tuscan lifestyle. Tuscany is one of the best known and most appreciated places by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, vast 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 601
Type	Sale
Category	Villa
Price	4,000,000.00
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	30
Bedrooms	17
Bathrooms	17
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1800
Garden	100000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

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



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Heating Independent

## ACCESSORIES

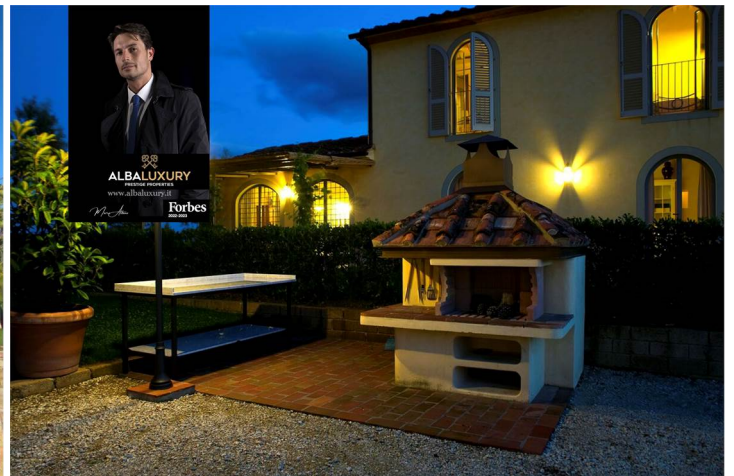
Fireplace

Swimming pool

Data network

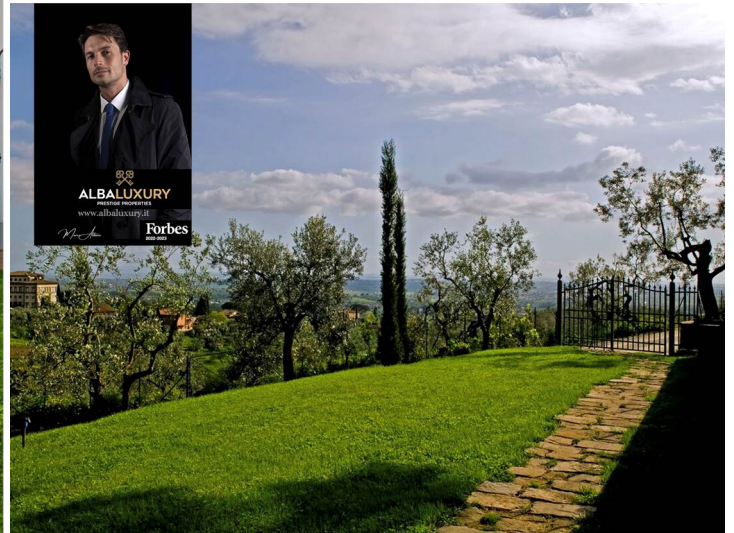
Storage room

## IMAGES



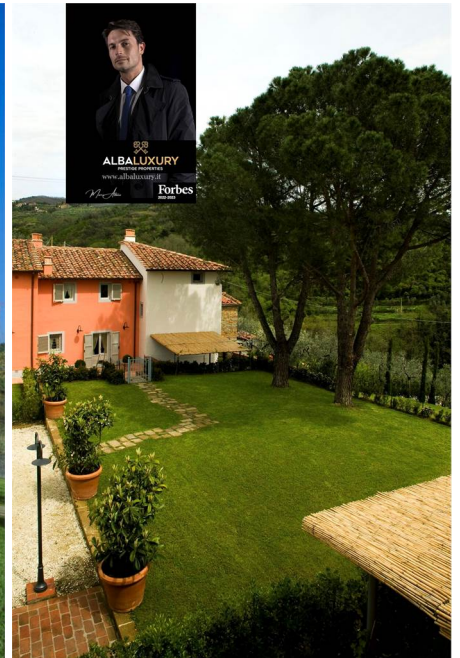
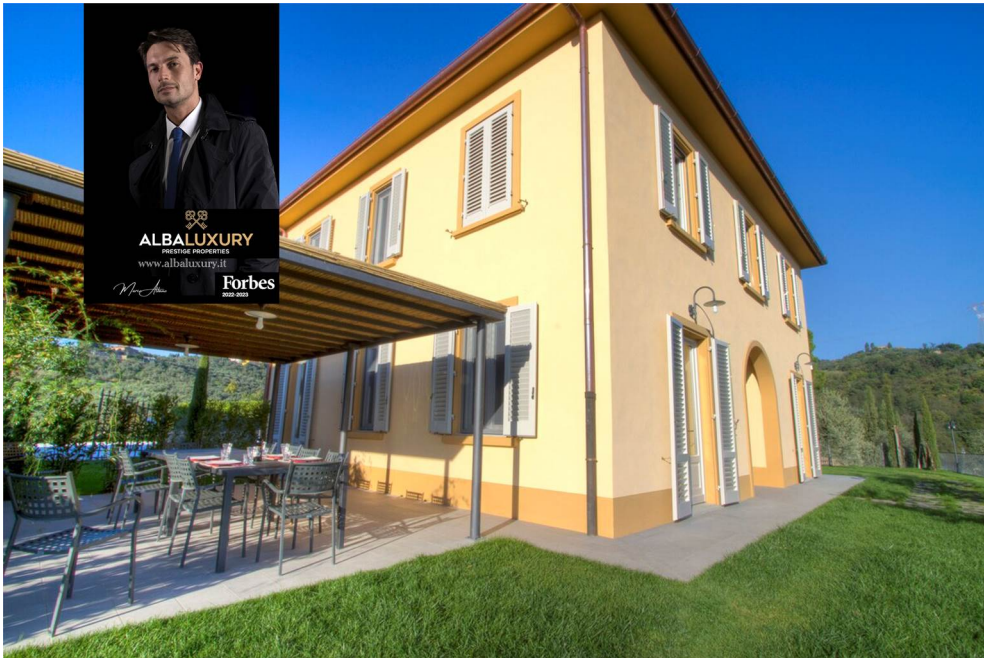


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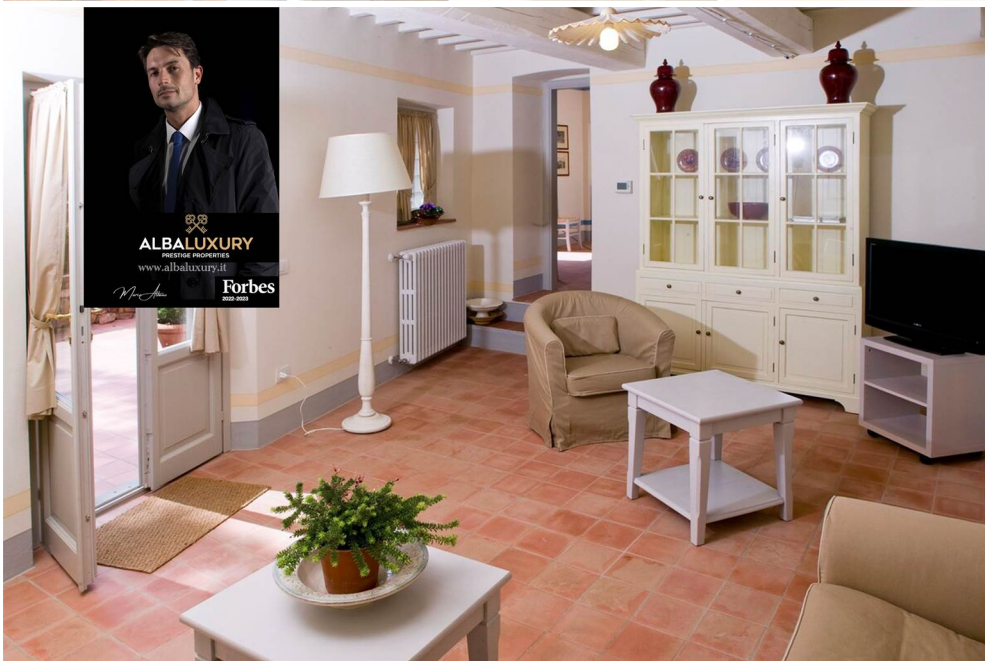
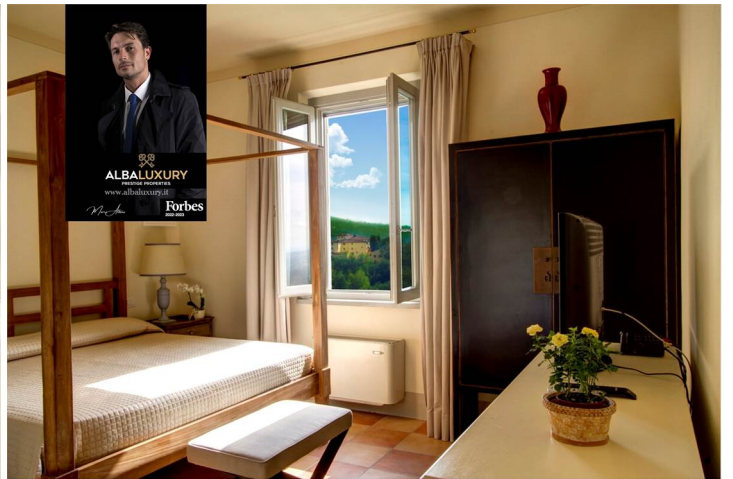


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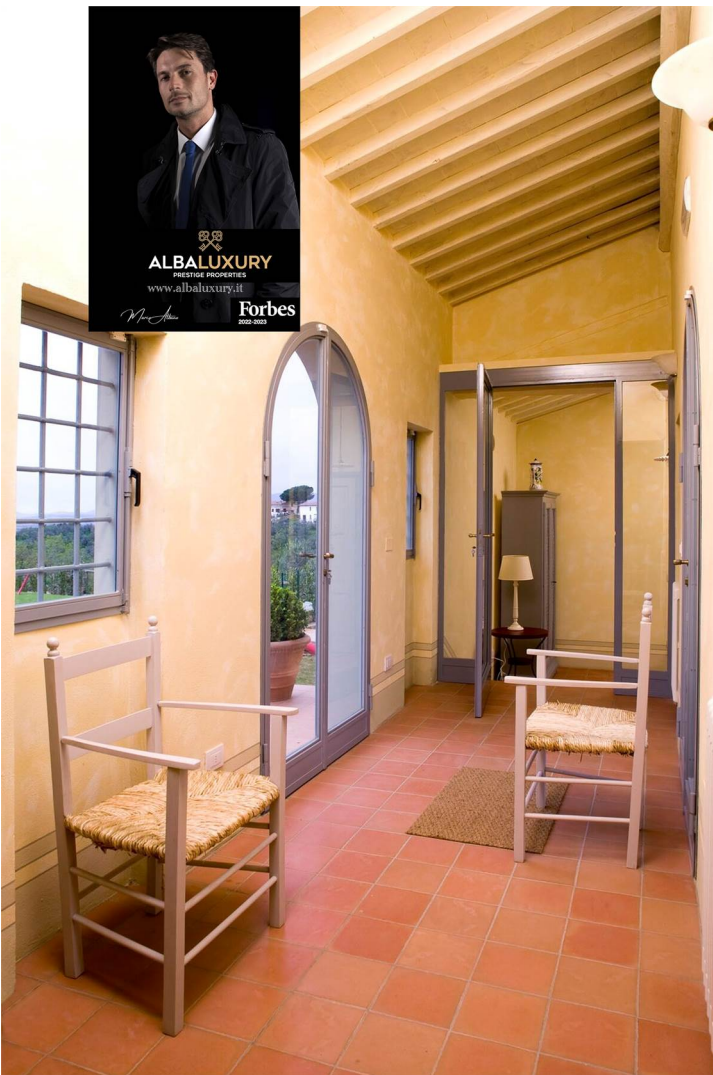


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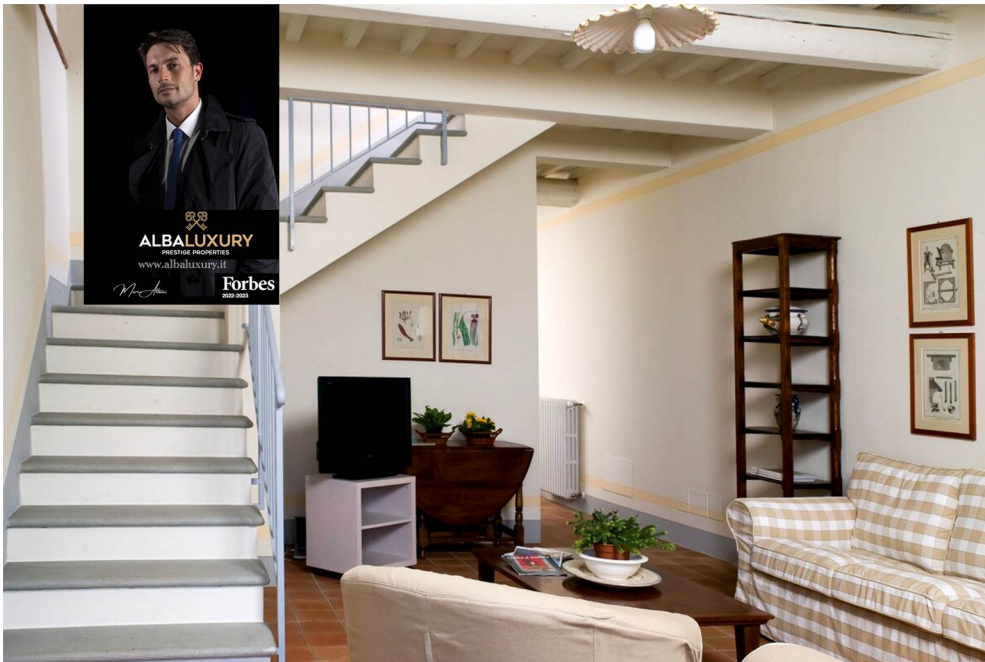
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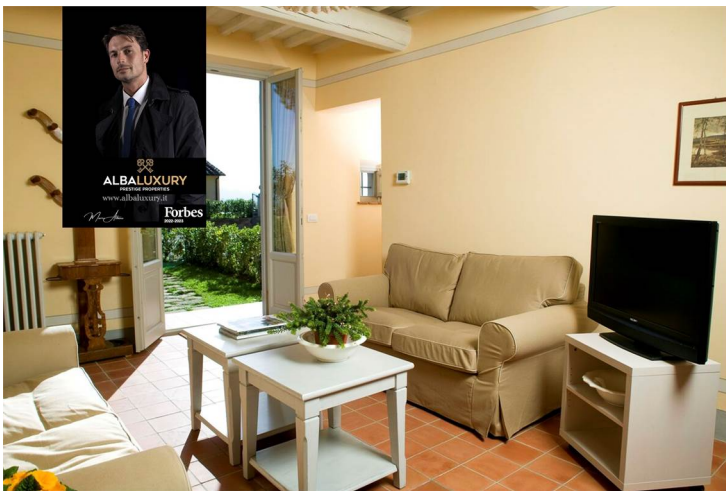
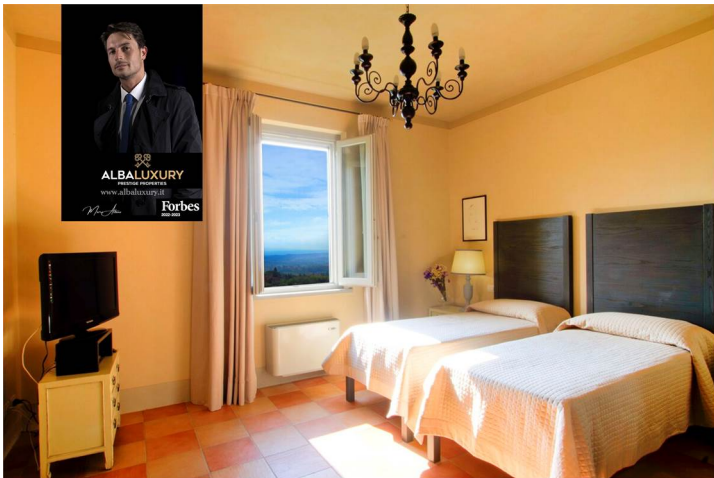
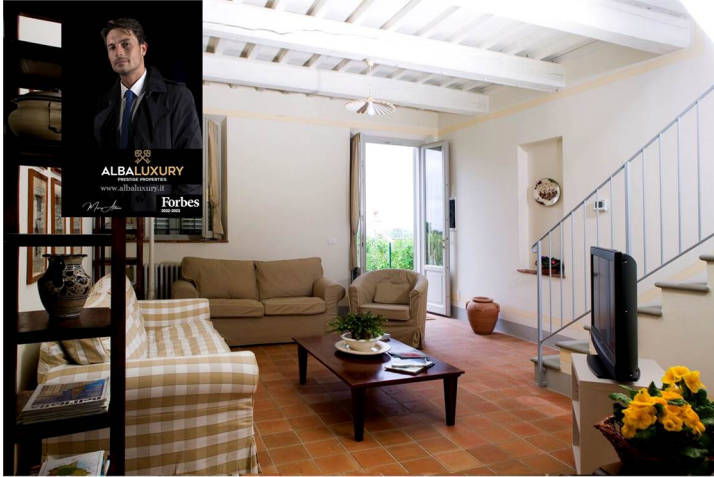


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