



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 San Casciano in Val di Pesa (FI) Via Decimo 15

Property near Camaiore, Tuscany

Located 3 km from Camaiore, accessible via a private road, the residence is immersed in a park of approximately 8000 sqm, situated on a hill with a view of a wooded valley and the sea. The nearest amenities are about 2 km away in Camaiore, while nearby there are charming historic villages, Viareggio and art cities such as Pietrasanta, Lucca and Pisa with its international airport. The villa was completely renovated in 2008 to a high standard, preserving its original features. The garden, which extends over about one hectare, is divided between an area with about 100 olive trees and a garden with tall trees, hedges and various species of Mediterranean plants. The building covers approximately 500 square metres distributed over 3 floors, plus the body overlooking the terrace that covers the entire property. The ground floor, which opens onto the garden, comprises two large bedrooms, each with bathroom and veranda, and a small flat with kitchen, bathroom, living room and bedroom. All rooms on the ground floor have direct and independent access to the garden. The first floor houses the spacious 140 sq. m. master bedroom with bedroom, walk-in wardrobe, living room with sea view, large bathroom with fireplace and vestibule. The kitchen with dining area and large fireplace has an independent access to the garden and an internal connection to the living room on the second floor. The second floor boasts a 140-square-metre living room with a window that stretches across the entire width, offering a panoramic view of the sea. Close to the window, there are two large, opposing fireplaces and a balcony with a view of the olive grove and the sea. On the same floor, the dining area features a circular stone table for 20 people.

The third floor includes a room/study of about 40 sqm with bathroom and windows on four sides, with access to the large 100 sqm terrace. All the floors are connected by a spacious circular staircase. Tuscany is one of the best known and most appreciated areas by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, large expanses of vineyards and olive groves, small villages, medieval castles and wineries where it is possible to taste the best wines in the world.

INFORMATION

Ref.	Toscana 608
Type	Sale
Category	Villa
Price	2,200,000.00
Annual Expense	
Year	
Energetic Class	F kWh/m ² a

NUMBER

Rooms	10
Bedrooms	5
Bathrooms	6
Balconies + Terraces	1
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	500
Garden	8000
Cellar	
Balconies + Terraces	100
Attic	
Tavern	
Box	

FEATURES

Property Conditions **Renovated**

Rank **Elegant**

View **Open View**



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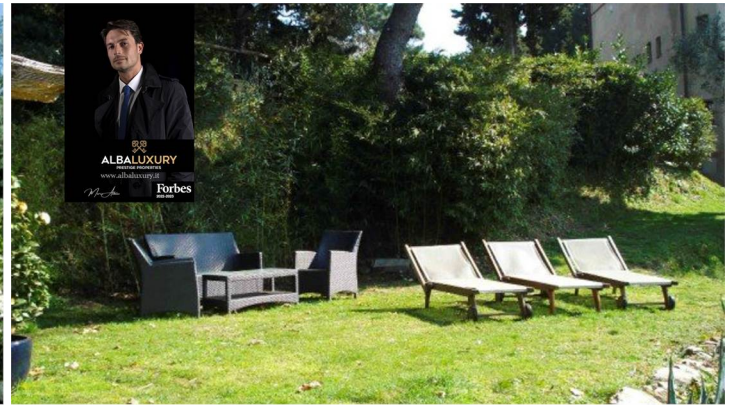
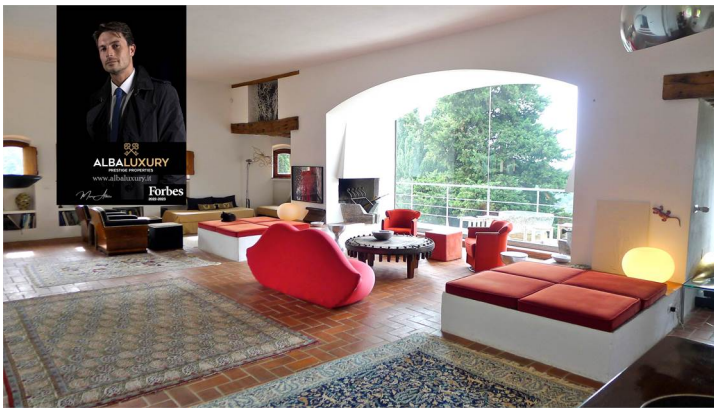
Orientation North West South East Free Sides 4 Heating Independent

ACCESSORIES

Data network

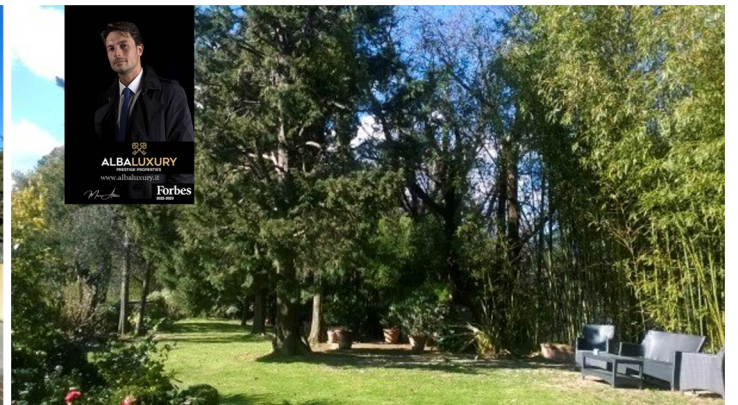
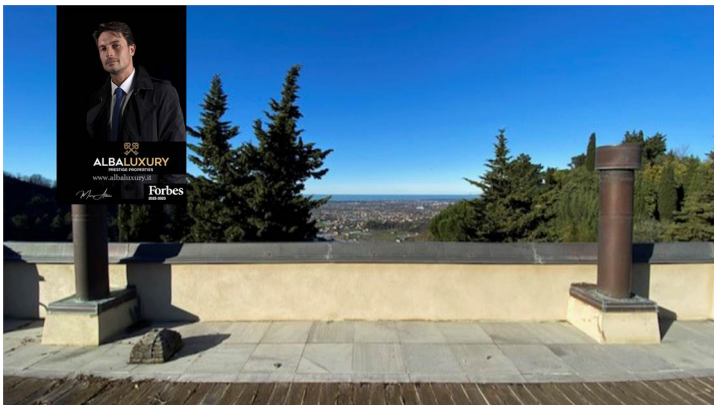
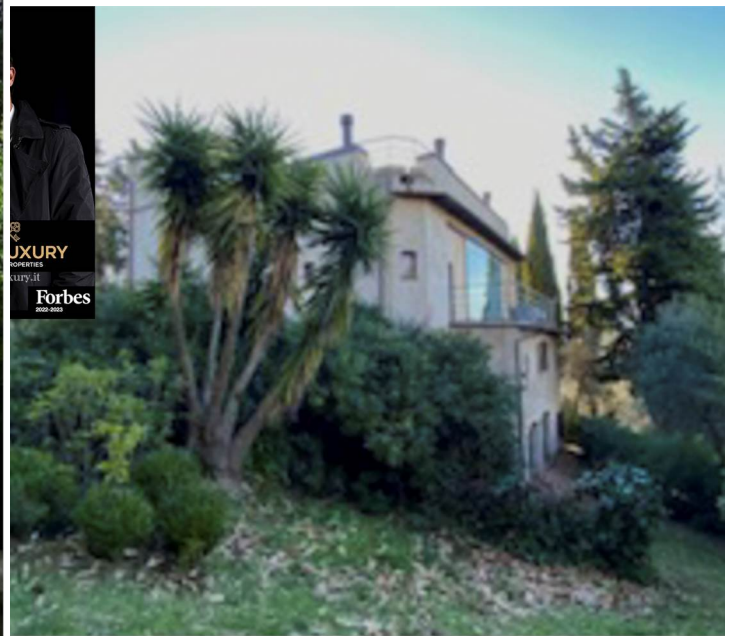
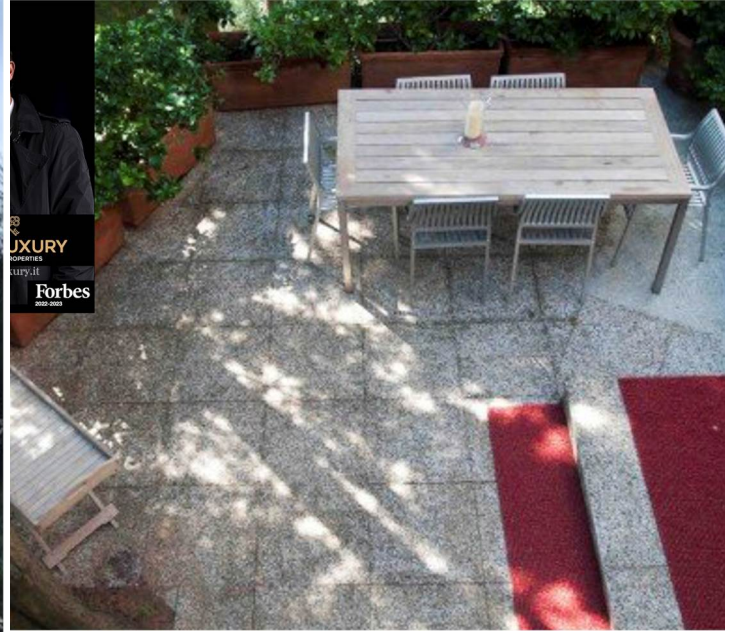
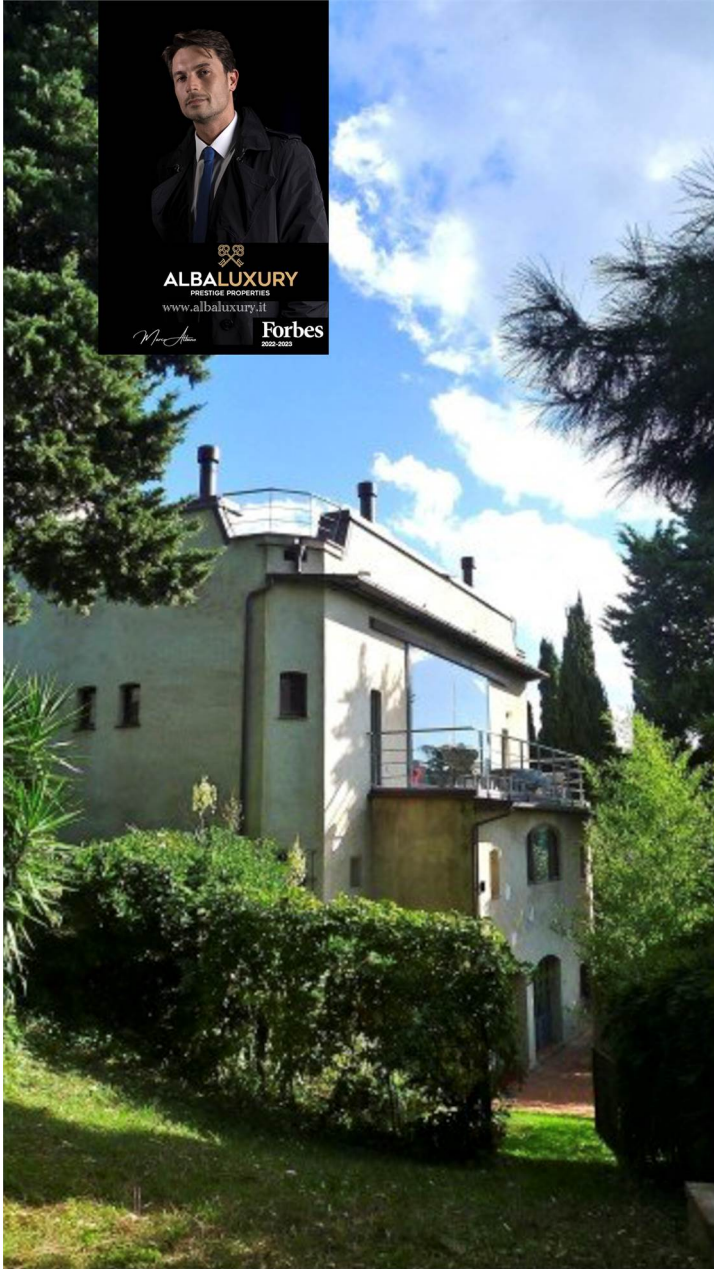
Storage room

IMAGES



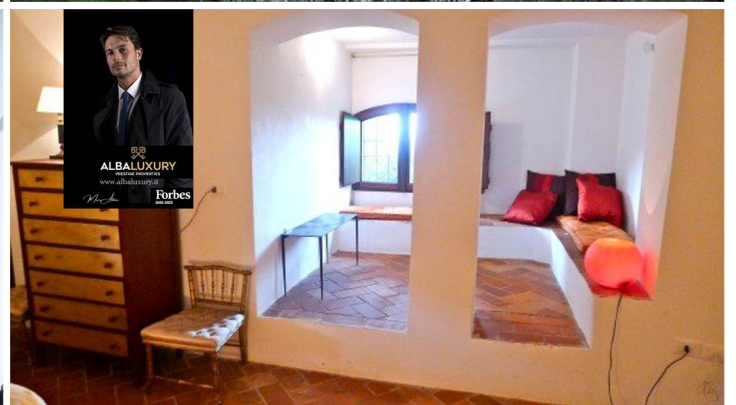
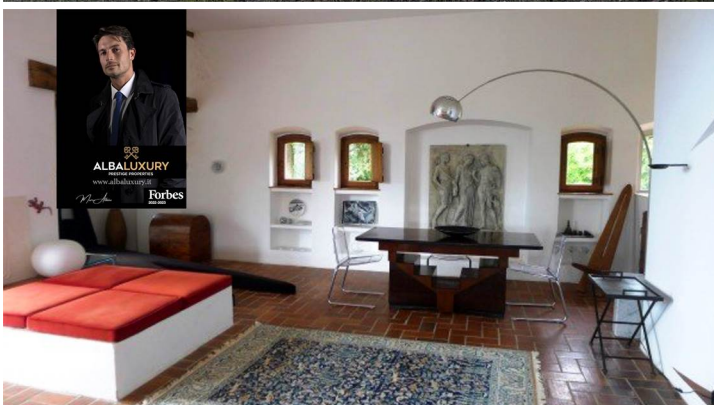
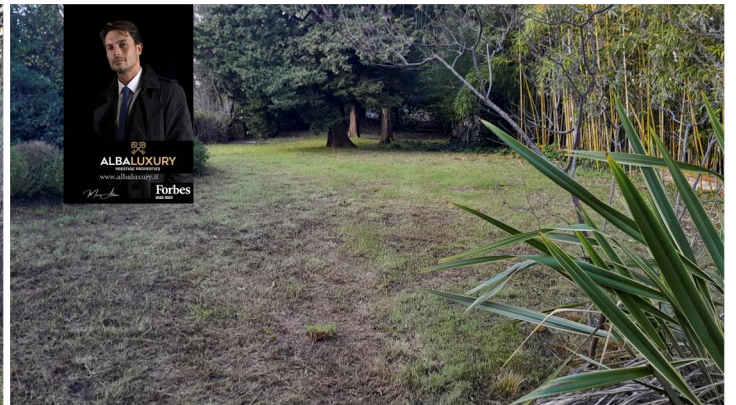
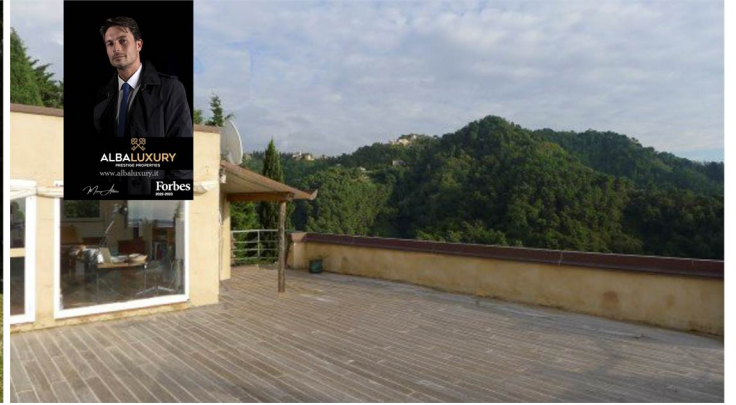


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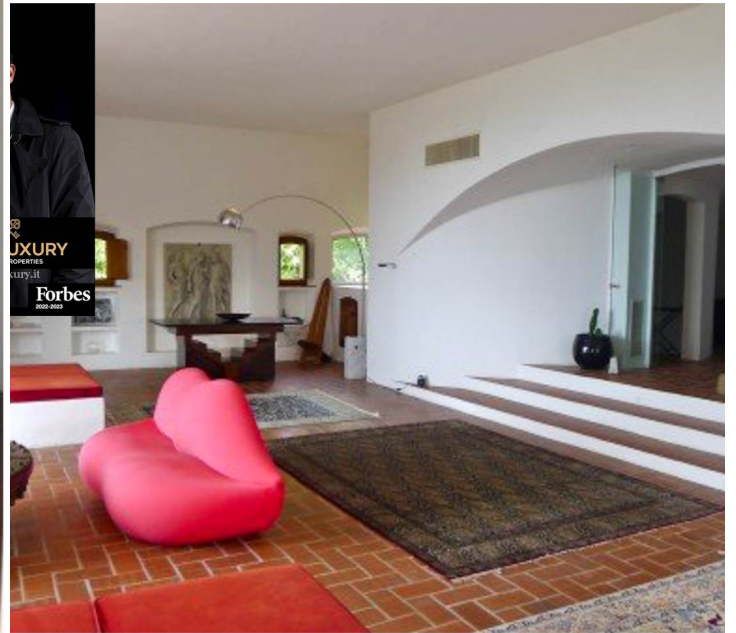
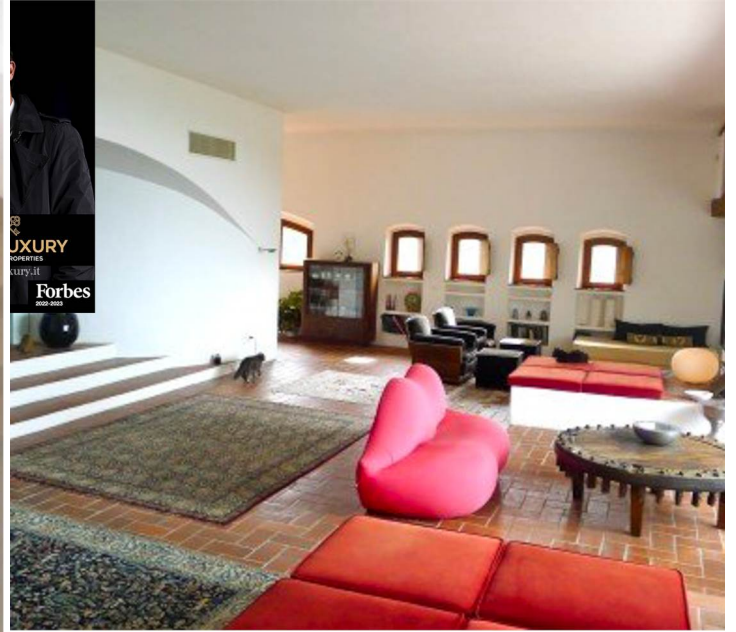


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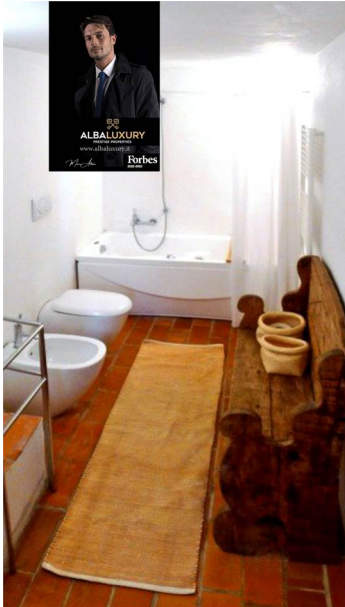
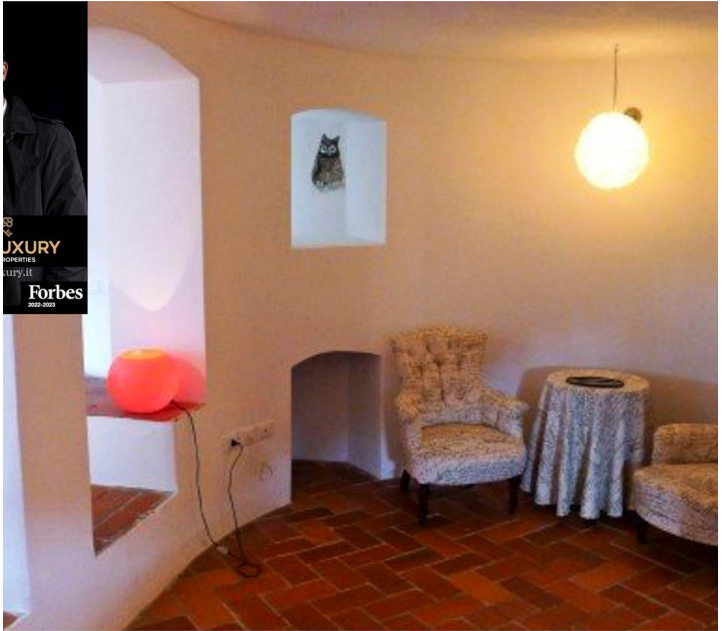
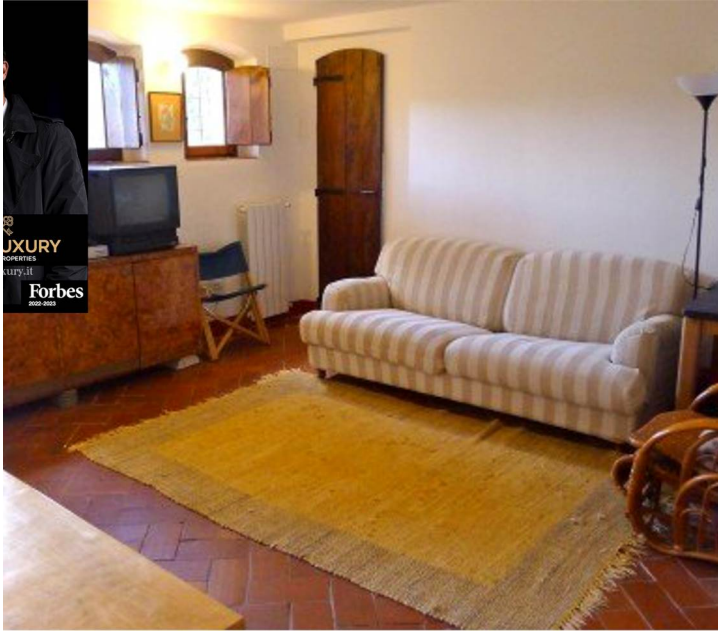


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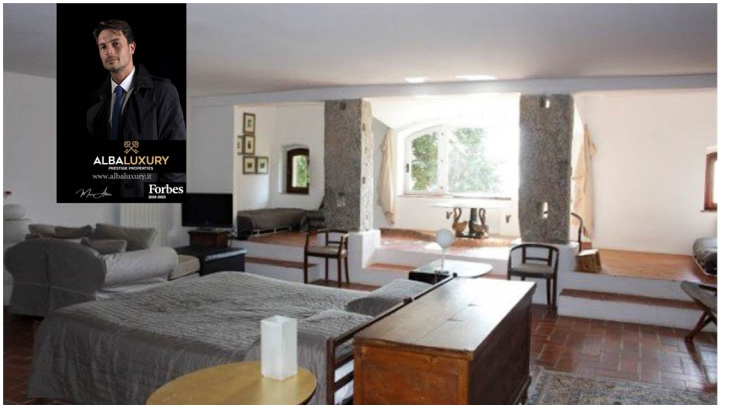
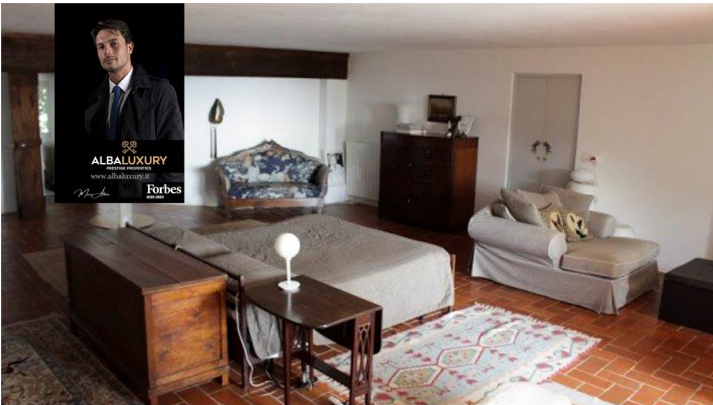
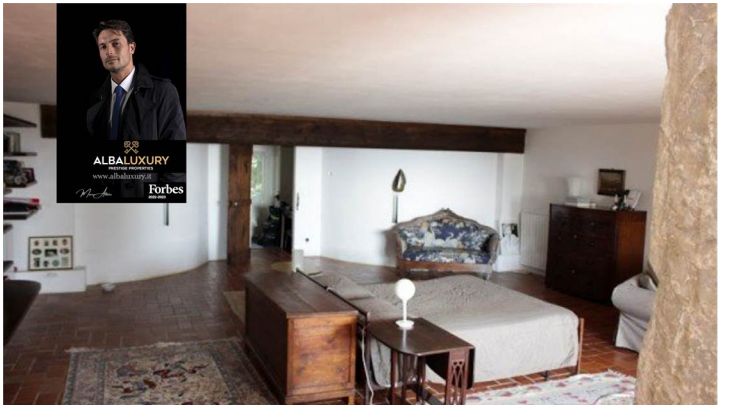
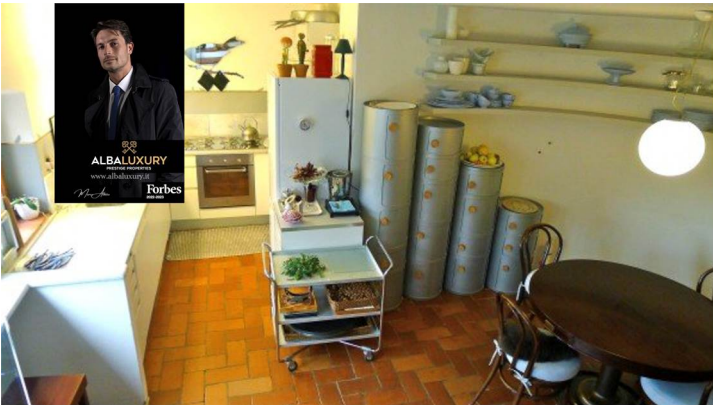
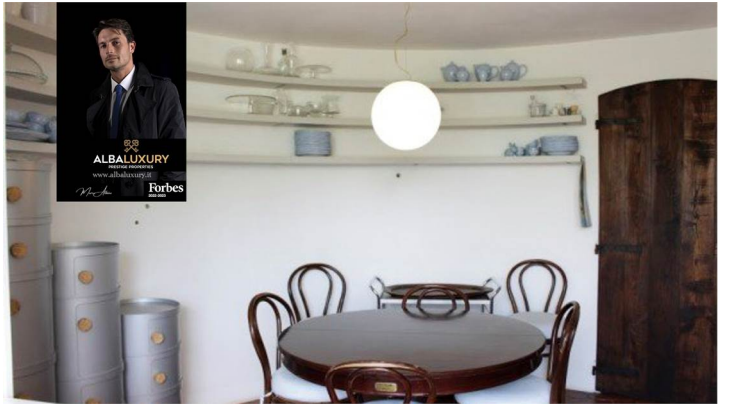
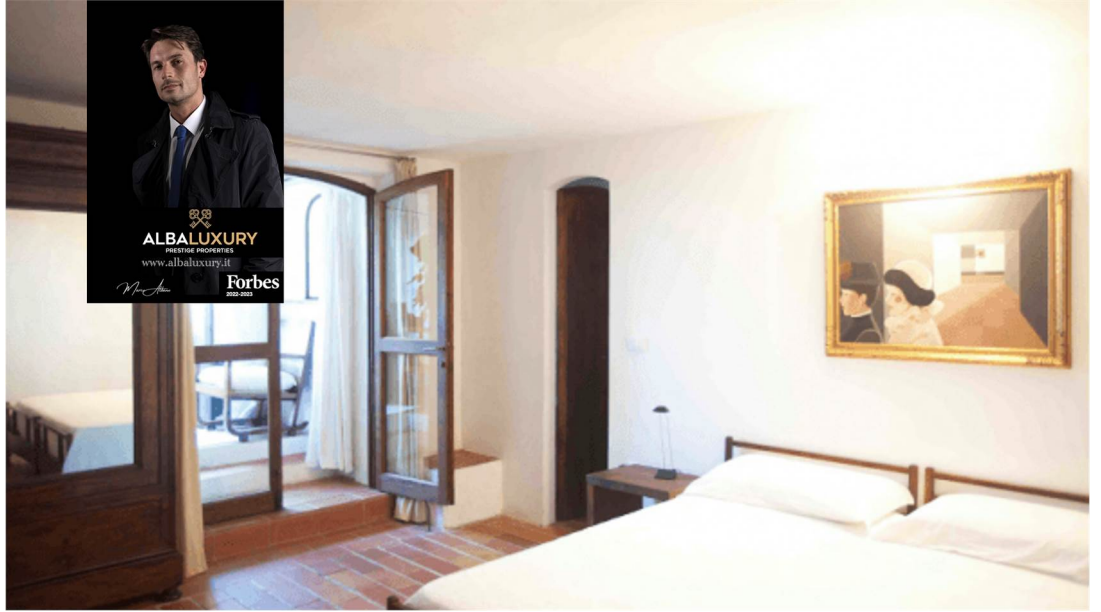


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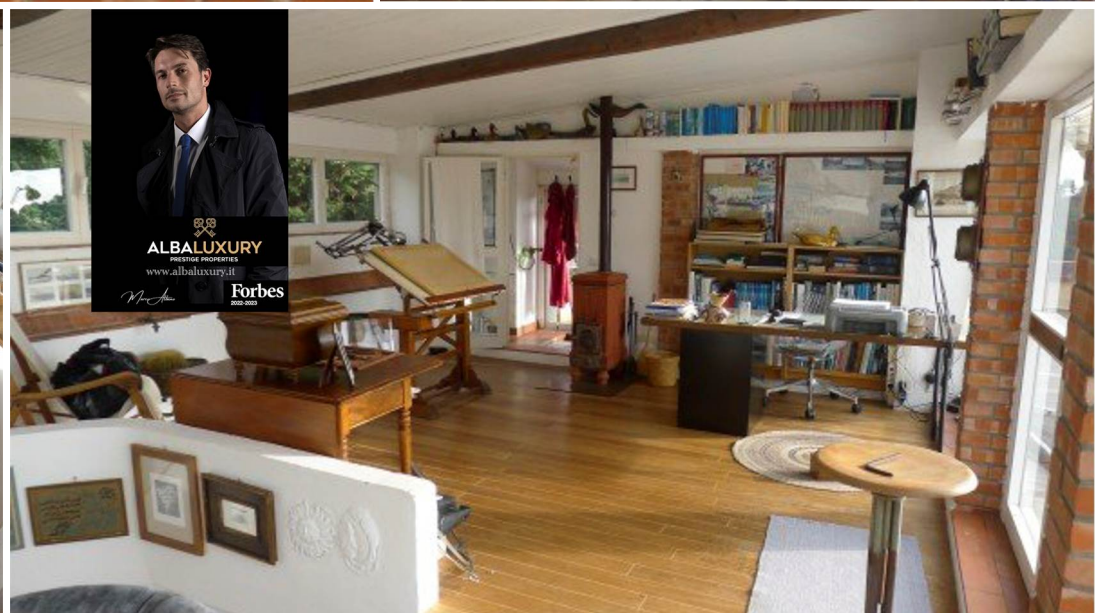
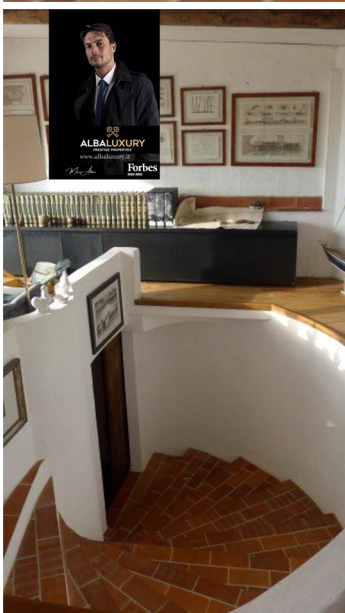
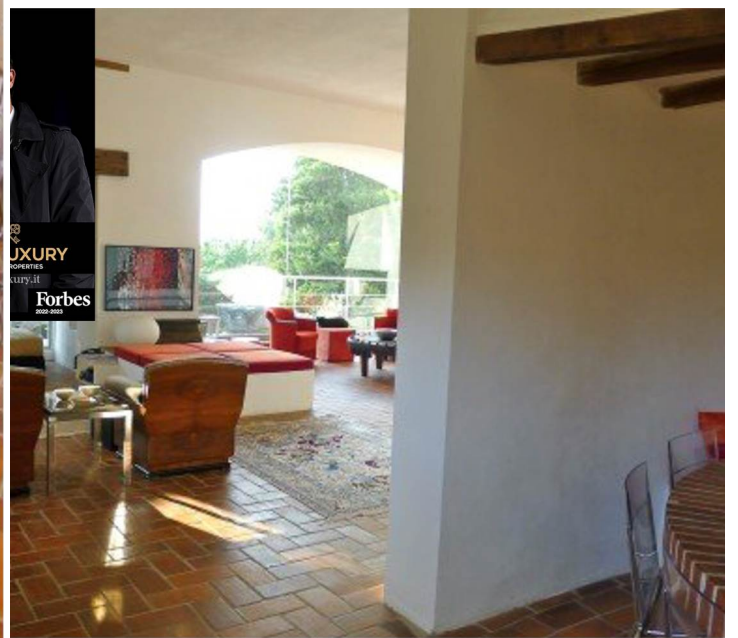
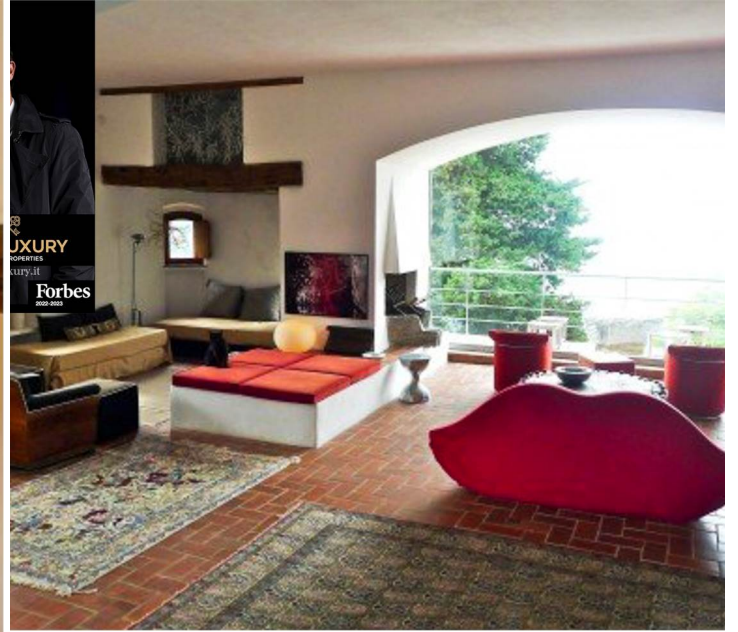
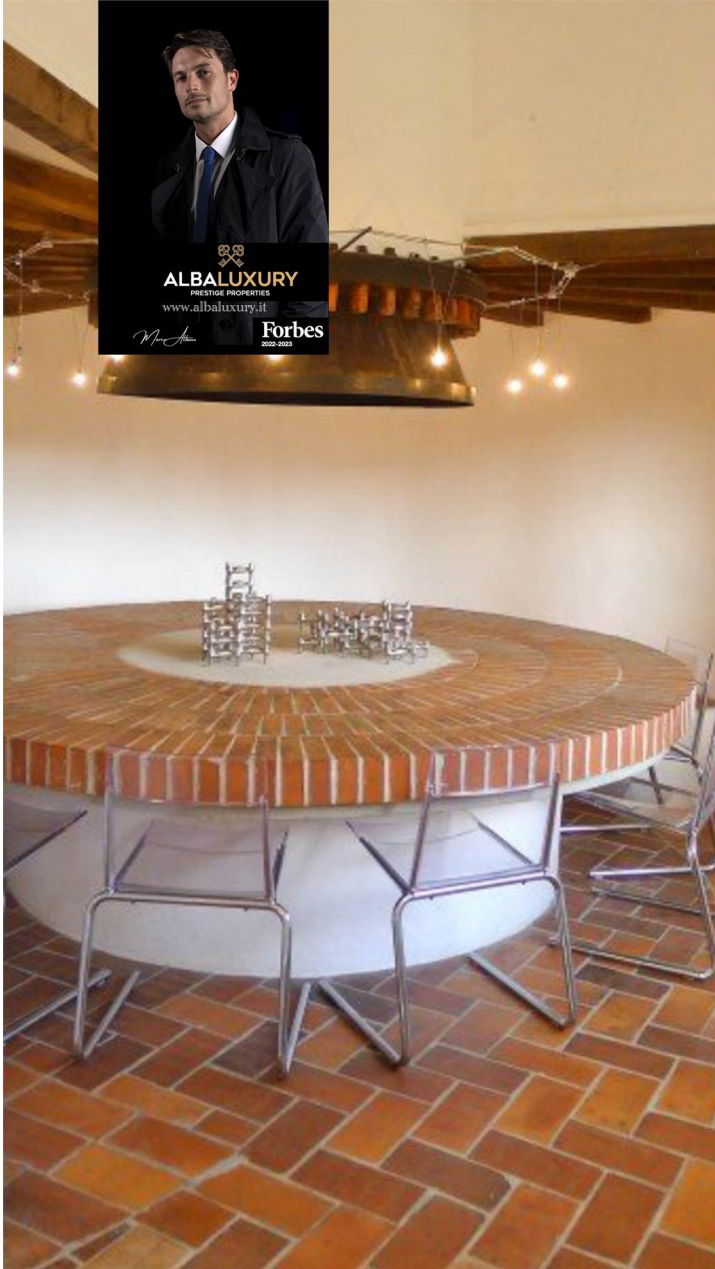


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