

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 Terricciola (PI) Via di casanova 1

Fantastic villa in Lucca, Tuscany

Discover a corner of luxury and tranquility with this charming villa located on the gentle hills surrounding the picturesque village of Peccioli, in the province of Pisa. This Liberty style residence, recently renovated with a perfect blend of tradition and modernity, is the ideal retreat for those seeking an exclusive experience in the Tuscan countryside.

Property Features:

Total Surface Area: Approximately 400 sqm spread over two levels.

Elegant Interiors: Spacious and bright rooms, with high-quality finishes in terracotta, wood, serena stone, marble, and travertine. On the ground floor, you will find a cozy living room with luxury sofas and a smart TV, a reading room with a fireplace, an open space with a dining area and a fully equipped modern kitchen, a double bedroom with an en-suite bathroom, and a guest bathroom with a washer-dryer. Upstairs, three double bedrooms with en-suite bathrooms (two with a shower and bathtub, one with just a shower) and a twin bedroom with an adjacent bathroom (bathtub with shower).

Guest Annex: The property also includes a delightful guest annex, perfect for hosting friends or family with complete privacy. The annex consists of a double bedroom, a bathroom with a shower, a small living room, and an independent kitchen, ensuring comfort and autonomy for guests.

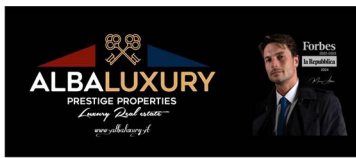
Outdoor Spaces: A park of approximately 55,000 sqm, with a garden adorned with cypresses, maritime pines, and other trees that provide privacy and relaxation. There is an outdoor living area with wooden sofas and a pathway of white stones leading to the pool.

Pool: Located 50 m from the villa, the 15x10 m pool is surrounded by a travertine sunbathing area with loungers and umbrellas. It features a whirlpool area, an emotional waterfall with chromotherapy, and internal lighting. The pool is saltwater purified and lined with emerald-colored PVC, open from the last Saturday in April until the first Saturday in October.

Strategic Location:

The villa is a short distance from the main tourist destinations in Tuscany, including Florence, Pisa, Lucca, and Volterra, as well as the beautiful beaches of the Tyrrhenian coast such as Tirrenia and Marina di Pisa. For wellness enthusiasts, the thermal pools of Casciana Terme are just 20 minutes away, while the Castelfalfi Golf Club, with its 27 holes, is 30 minutes away.

This residence represents an extraordinary opportunity for those seeking a piece of paradise in the Tuscan countryside, perfect for moments of relaxation or hosting special events. Contact us for more details and to discover how this villa could become your new home.



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INFORMATION

Ref.	Toscana 189
Type	Sale
Category	Villa
Price	2,700,000.00
Annual Expense	
Year	
Energetic Class	D 121.21

NUMBER

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

SQUARE METERS

Commercial	400
Garden	55000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

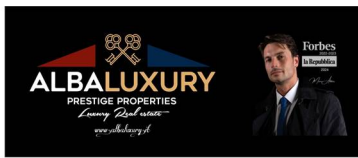
FEATURES

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 with Panels
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wooden blind	Floors Living Room	Ceramic	Floors Bedrooms	Parquet
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No

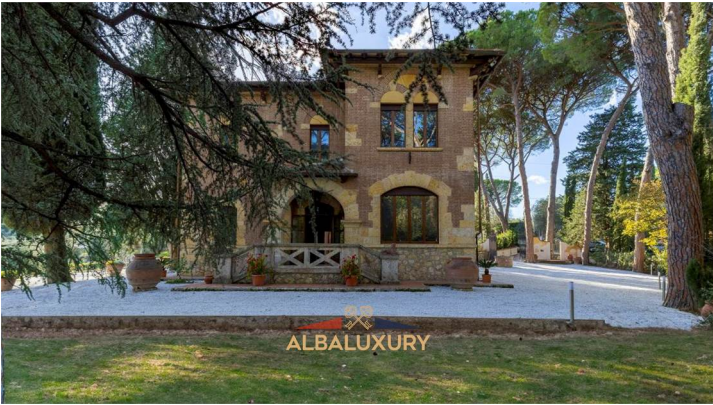
ACCESSORIES

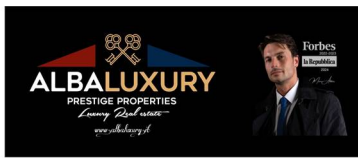
Air conditioning	Fireplace	Chimney flue	Safe	Electric gate
Double glazing	Swimming pool	Data network		

IMAGES

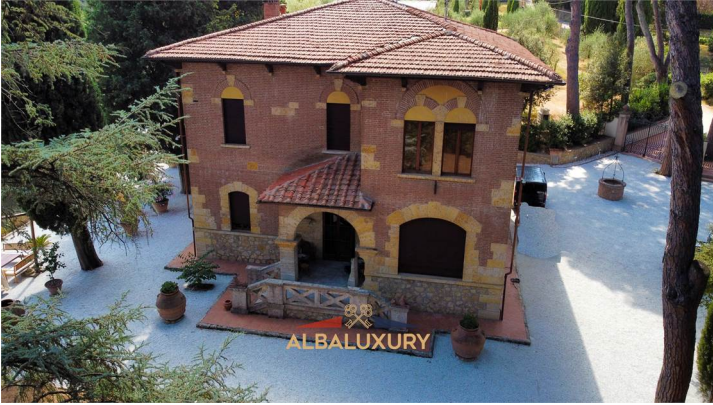


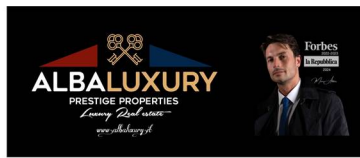
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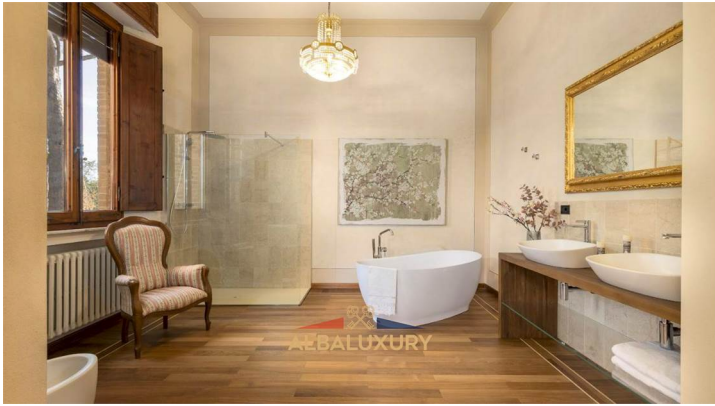


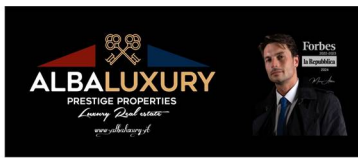


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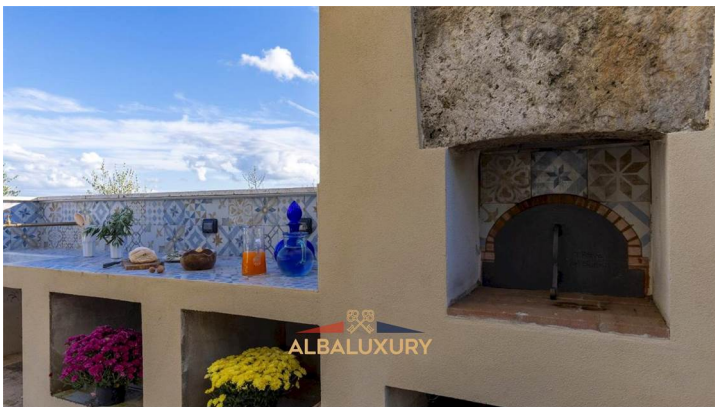


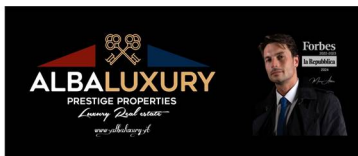




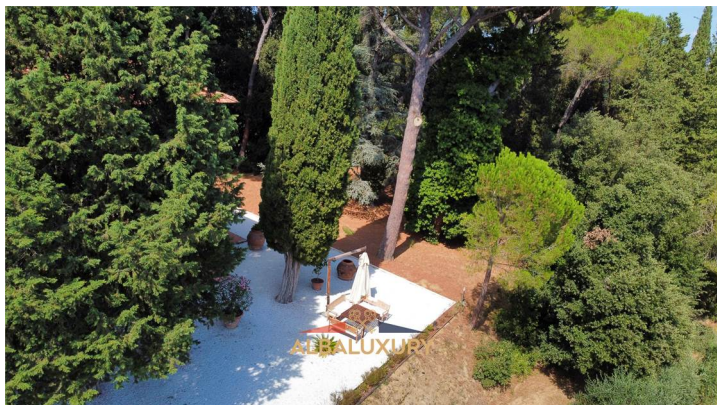
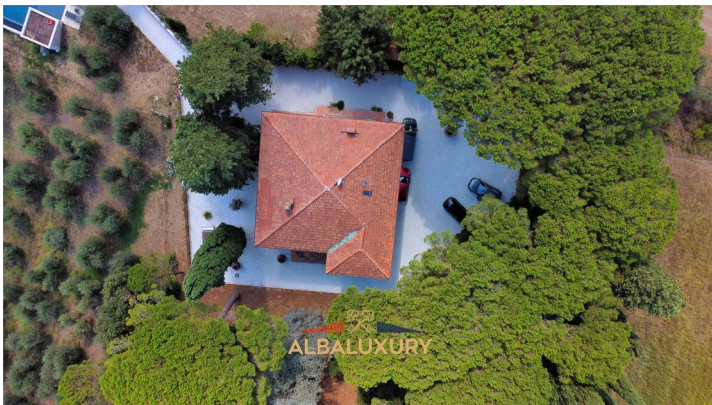


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