

for sale in Peccioli

€ 1.690.000

Ref. 1333



502 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 7

For privacy reasons, the address and pointer on the map are purely indicative and do not correspond exactly to the location of the property.

Splendid, restored luxury country villa in a very private area surrounded by private land embellished with a large swimming pool.

The villa is on two levels:

GROUND FLOOR

On the ground floor, there is a built-in kitchen, equipped with all appliances and a wardrobe; a living room with a large table, furniture, sofas, armchairs, and satellite TV; a spacious living room with an antique rustic fireplace surrounded by other sofas and armchairs and satellite TV; a bathroom accessible to the disabled; a double bedroom (convertible into a twin bedroom) with satellite TV; and a full bathroom with shower.

FIRST FLOOR

A wrought iron and stone staircase leads to the first floor, which features two double bedrooms (which can be converted into triples), a double bedroom (with the option of adding a single bed), each with its own bathroom with shower, rustic fireplace, satellite TV, and a wardrobe. A spiral staircase leads to the "colombaia," a typical turret located in the center of the roof, transformed into a room with armchairs offering a 360° panoramic view of the hills.

Returning to the ground floor, the kitchen and living room open onto a wrought-iron pergola, where you can enjoy meals or simply relax on comfortable sofas. The entire villa also features underfloor heating and air conditioning, independently

adjustable from each room, piped music, an alarm system, a safe, and a telephone, as well as convenient covered parking.

Just a few meters from the villa, you'll find everything you need to fully enjoy your vacation. A small, rustic-style annex, open on three sides and equipped for cooking, barbecuing, or relaxing, features a 15 x 5 m pool, ranging from 150 cm to 40 cm deep, with Roman steps to enter. It also features a lumbar and cervical hydromassage area controlled by pneumatic buttons. The overflow edge is on three sides, while on the other side, a small waterfall overlooks the children's section of the pool, where the water is only 40 cm deep. A solarium with loungers, chairs, and tables is available for sunbathers; and a wrought-iron gazebo with sofas and armchairs for those who prefer the shade.

A large 5,000 sq m garden with typical Tuscan flora surrounds the property, while an electric gate and Mediterranean shrub hedges ensure your privacy.

The Villa is a typical 19th-century Tuscan farmhouse, renovated to enhance its most characteristic features: terracotta, chestnut beams, and stone walls, incorporating innovative solutions to offer guests maximum comfort.

Certification

Energy Class: G

Features

Code: 1333	Reason: Sale
Address: Via Di Greta	Zip Code: 56037
Municipality: Peccioli	Total Square Meters: 502 sq.m.
Bedrooms: 4	Bathrooms: 5
Rooms: 7	State of Preservation: Restored
: 3	: 5
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Carport
Current Status: Free to the deed	Garden: Private, 5.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers

Municipal Offices

.....





