

for sale in Pescia
€ 760.000
Ref. 1449



250 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 10

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY, UPON REQUEST WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

RENOVATED VILLA IN PANORAMIC POSITION WITH POOL
VILLA IN THE HILL, PANORAMIC, RENOVATED, WITH POOL

Beautiful villa immersed in the greenery of the first Swiss Pescia area, about fifteen minutes by car from all services, recently and carefully completely renovated, currently divided into two completely independent residential units, one on the ground floor and one on the first floor, complete with large garden with a surface area of approximately m2. 3,200 which features a wonderful panoramic swimming pool set into the ground, with a large equipped area. On the ground floor we find the housing unit with double independent access, comprising entrance hall, living room with kitchenette, hallway, three bedrooms, bathroom with window and shower, another bathroom with window and shower, toilet with toilet and sink, with provision for a shower. On the first floor we find the other housing unit, with independent access from an external staircase and terrace, and with another access from a small loggia, comprising entrance hall, large and bright living room, kitchen, utility room, hallway at night, three large bedrooms, two bathrooms both with windows and shower. All accompanied by a detached building for agricultural use, located on a single floor above ground, currently consisting of two large rooms and a bathroom with window and shower, detached building for warehouse use, consisting of a large room on the ground floor and a large room on the first floor, both floors with independent entrance, plus attic and

technical volumes. The entire property enjoys splendid views of the hills and valley, is completely exposed to the sun, is easily accessible by any means and the land is completely fenced. The property is currently used as an accommodation facility, but is also ideal as a charming private villa. Rustic wooden elements, bricks and exposed stone, wooden window frames with double glazing, independent heating with cast iron radiators, LPG fueled boiler. The main building is currently divided into two units, but is already set up to build four, two on the ground floor and two on the first floor, already having the predisposition for the division of the systems and the connections and drains for the kitchens. If you wanted to build a single villa, the two floors could be connected with an internal staircase to be built, if desired where already present in the past. The price includes detached land used as an olive grove, forest, fruit chestnut grove, for a surface area of approximately m2. 120,000. The roof is made of joists and pylons, with an overlying cement concrete slab, with a waterproofing sheath and an overlying covering in Tuscan terracotta, the façade has been completely whitewashed a few months ago. The surrounding land is located in the "F4" area, with potential for residential, commercial and hospitality expansion.

Certification

Energy Class: G

Features

Code: 1449	Reason: Sale
Address: Via di Fibbiulla	Zip Code: 51017
Municipality: Pescia	Total Square Meters: 250 sq.m.
Bedrooms: 6	Bathrooms: 4
Rooms: 10	State of Preservation: Restored
: 10	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Terrace: Present	Garden: Private, 3.200 sq.m.
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

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

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