

**for sale in Uzzano
Santa Lucia
Price on Application
Ref. 1483**



780 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 24

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.

EXCELLENT INVESTMENT

We propose the sale of this splendid property located in the municipality of Uzzano in the province of Pistoia, consisting of a 17th century villa completely renovated and furnished with period furniture and precious tapestries, annex with a charming former barn, private chapel, fenced park of approximately 36,000 m2 well planted, 450 olive trees in production, 8x4 swimming pool 1.20 m deep.

The property can be reached via public asphalted roads and from the entrance gate you travel along approximately 200 meters of well-maintained dirt road embellished with terracotta jars and various masonry structures such as fountains, benches and statues.

The property has been renovated with love and skill, giving every part of the villa and outdoor spaces something extra but always with the utmost attention not to alter the original style.

The renovation also made it possible to make the villa earthquake-proof, a detail that makes it clear that we are faced with an object that has been well cared for in every aspect.

The villa is arranged on three levels above ground and is composed on the ground floor of a welcoming and large entrance hall which is finely furnished as a reception hall, we find a dining room with fireplace, the large kitchen with fireplace, from this room we access the outside where we find a well-equipped space to spend pleasant hours with friends and relatives for outdoor lunches and dinners, bathroom, going down a few steps we find the cellars and technical rooms. A part of the villa is in communication with the annex where There is space for further rooms which are partly used as a small apartment which could be used by the family but also by a caretaker or staff who help the owners with the housework, while a part is currently accessible only from the outside.

On the first floor, reachable via a staircase finished in marble, there is a large sleeping area with a well-furnished lounge in the center which leads to four wonderful bedrooms, one of which has direct access to a terrace of approximately 40 m2, bathroom finished with green Carrara marble with hydromassage tub and shower, bathroom with classic finishes with tub. There are five other rooms plus two bathrooms on the second floor which are currently in their raw state. The property is sold furnished excluding some family pieces.

Certification

Energy Class: G

EPI: 421.15 kwh/□

Features

Code: 1483	Reason: Sale
Address: Via G D'Arona	Zip Code: 51010
Municipality: Uzzano	Zona: Santa Lucia
Total Square Meters: 780 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 24
State of Preservation: Excellent	: 6
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Terrace: Present	Garden: Private, 36.000 sq.m.
Kitchen: Regular Kitchen	Terrace : 40 □
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Jacuzzi	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



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Post Offices

Shopping Centers

Municipal Offices





