

for sale in Ponsacco € 1.450.000 Ref. 1498



1.000 sq.m. | Bathrooms: 15 | Bedrooms: 25 | Rooms: 25

THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT ABSOLUTELY CORRESPOND TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL GIVE ALL THE NECESSARY INFORMATION.

This beautiful tourist accommodation complex is nestled on the Pisan hills, the heart of Tuscany. Ideal starting point to easily reach the most important Tuscan cities of art such as Florence, Pisa, Volterra, Siena, Lucca or enjoy relaxing days in spa resorts such as Casciana Terme. These places are full of hidden treasures to discover, which contain the essence of Tuscany. A few steps from prestigious wineries, walks, and cycling routes ideal for relaxing and enjoying a wonderful stay in our land. The size of the current tourist complex typically in Tuscan style amounts to m3. 3,000 following the completion of the first lot, with approximately 27,000,000 m2 of land around the entire property. Currently the structure is made up of 9 comfortable apartments with the characteristics of Tuscan farmhouses, with 2/6 beds, with independent entrances, small garden and outdoor terrace, completely furnished in Tuscan rustic style, and equipped with every comfort and wi-fi connection. Nearby we find 4 welcoming independent chalets (bungalow type) with 5 beds, each with exclusive parking, external veranda and equipped with every comfort, two swimming pools, one for adults and one for children, reception, internet point, five-a-side football pitch. tennis, equipped pine forest and lake. The property has presented a project with an approved and agreed planometric plan which provides for the possibility of creating a further 3000 m3 for the construction of a manor house with conference room, exhibition room of local products, reception, as well as warehouses and accessories , as well as a further 8/10 residential units, expansions of restaurant spaces, etc. the accommodation capacity, currently 62 beds, could reach around 100 beds, with the construction of the second lot based

also on the growing market demand. The catering sector is also open to customers outside the structure and is composed as follows: area pizzeria with wood-fired oven and grill, bar area, 2 internal rooms for a total of approximately 100 seats, large outdoor rooms with light structures suitable for hosting ceremonies and events for hundreds of people through the use of poolside spaces and of the same park. There are more and more loyal customers of the structure who from year to year choose it to spend their holidays. There are also strong relationships with a few but important incoming agencies based in Holland, Belgium and France, which guarantee approximately 40% of bookings (approximately 9,000 presences per year). The typical clientele of the structure, which has been confirmed over the years, is families with small children aged between 2 and 18 years.

Certification

Energy Class: G

EPI: 160 kwh/□

Features

Code: 1498	Reason: Sale
Address: Via Raffaello Sanzio	Zip Code: 56038
Municipality: Ponsacco	Total Square Meters: 1.000 sq.m.
Bedrooms: 25	Bathrooms: 15
Rooms: 25	State of Preservation: Good
Level: Ground Floor	Total Floor: 1
Heating: Central Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 27.000 sq.m.
Kitchen: Present	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Fireplace	Air-Conditioned
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	





