

for sale in Pescia
€ 299.000
Ref. 1561



165 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6

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

OUR EXCLUSIVE

In the municipality of Pescia and more precisely in the Svizzera Pesciatina we offer the sale of this recently renovated, eco-sustainable detached villa, 2 bedrooms, 2 bathrooms, tavern, garden, solar panels, accumulator, hybrid boiler, heat pump and charging point for electric cars.

INTERIOR - This splendid detached villa was completely renovated in 2022. The house consists of a bright living room with open plan kitchen, a small terrace overlooking the greenery, two double bedrooms and a modern bathroom with shower cabin. On the ground floor there is a spacious tavern with an additional bathroom with shower and a laundry area.

OUTDOOR - Outside, the villa is surrounded by over 1000 square meters of well-kept garden, with decorative trees, fruit trees and a small vegetable garden at the back. There are also 4 parking spaces available inside the property.

GREEN - The villa is equipped with air conditioners, photovoltaic panels, accumulator, hybrid boiler, heat pump and charging point for electric cars which make it completely eco-friendly.

Restoration works carried out in 2022:

- Roof completely renovated.
- New reinforced concrete with 4cm thermal insulation.

- Tiles replaced with new ones for the entire surface. New gutters and mantles.
- Open-space opening between kitchen and living room with 4-sided perimeter.
- New porcelain stoneware flooring across the entire surface of both floors.
- Bathrooms completely renovated. Sanitary ware, shower cabin and new tiles.
- New windows with PVC frame and double glazing.
- New aluminum shutters.
- Completely new electrical system.
- Completely new plumbing system.
- Restoration of the entire external and internal surface of the walls with new paint.
- 18 photovoltaic panels

FURNISHINGS - It is sold fully furnished with modern furniture and is ready to be inhabited immediately, either as a main residence or as an investment for short-term rentals, due to the high demand from international tourists.

DISTANCES - The property is 40 km from Lucca and Abetone, about 75 km from Florence. It is just 20 km from Collodi, the village of Pinocchio. Montecatini Terme is 15 km from the property, while Pistoia is 42 km away.

Certification

Energy Class: D

EPgInr: 132.17 kwh/□

Features

Code: 1561	Reason: Sale
Address: Strada provinciale Mammianese	Zip Code: 51017
Municipality: Pescia	Total Square Meters: 165 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 6	State of Preservation: Restored
: 4	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 1.000 sq.m.	Kitchen: Regular Kitchen
Terrace	Tv Antenna : Autonomous
Porch	ADSL Coverage
Fireplace	Air-Conditioned
Wiring : By Law	Shower
Aluminum 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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