

for sale in Buti
€ 695.000
Ref. 1565



312 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 17

IF YOU WANT TO READ THE WHOLE DESCRIPTION YOU CAN GO TO OUR WEBSITE WWW.AGENZIAIMMOBILIAREASIP.COM AND ENTER THE REFERENCE 1565

Tuscany - Pisa - Monte Pisano

In the heart of Tuscany a few steps from the characteristic village located in the Pisan mountains

Just 2 km from the historic center where we can find the first services, just 25 km from Pisa international airport, just 22 km from Lucca and only 79 km from Florence in a panoramic position with a beautiful view we are negotiating the sale of a large farmhouse with outbuilding and large land with a prevalence of olive grove. Access to the property is via a narrow but very well maintained road before arriving at the property we pass in front of a small very picturesque church of Romanesque origin.

The main body of the farmhouse is approximately 224 square meters. On the adjacent side there is another house, but this does not disturb the view at all as it remains lower than the main body. The farmhouse was renovated approximately 20 years ago. The roof was completely renovated. 15 years ago, the attics were also renovated and the igloos were placed in the ground floor area. Currently, the property has been divided into two studio apartments on the ground floor, an apartment on the first floor and an apartment on the second floor, but everything can be easily reconnected and can be converted into a single home with extreme simplicity. The ground floor currently consists of two studio apartments where the original stone walls and beams have been restored. There is also an entrance with stone stairs to go to the first floor, but it is currently used as a storage room. on the first floor we find the pergola apartment so called because it overlooks a

charming pergola and where we find the kitchen-dining area with fireplace, bathroom, bedroom with fireplace and another very large bedroom. we then reach the second floor where we find before entering the apartment a very particular external oven where you can cook excellent pizzas. the second floor is composed of a kitchen-dining area, mezzanine, 2 large bedrooms and bathroom. As for the heating there are air conditioners and wood stoves, there is also a boiler for the accumulation of hot water, there is municipal water and external spring water for irrigation of the land. Near the main building we find a pretty stone outbuilding of about 83 square meters composed on the ground floor of a kitchen-dining area, bathroom and large living room with particular stones. From the living room there are stairs to reach the first floor where a large, very bright bedroom has been created, the bathroom and a panoramic terrace from which we can see the countryside and the characteristic town of Buti. There is also a large plot of land of about 10,000 square meters with a prevalence of olive groves. The land is terraced with the typical conformation of the area. There are also spaces where you can build a swimming pool. Furthermore, the owner has made a large parking lot slightly detached from the house so as not to contaminate the beautiful view from the property and to have as much privacy as possible. The parking lot is above the main building and can be reached via stone stairs with an illuminated walkway and with stones obtained from the stream that borders the property. All the parking lot is completely fenced. The property is very characteristic and private with an enchanting view of the town and at the same time on the rocks of Mount Pisa. Its position allows you to reach the center of the town in a few minutes and Pisa airport is easily accessible in just under 20 minutes. Its privacy is also guaranteed by the fact that the road ends at the property and it can be used both as a home to spend pleasant holidays in absolute relaxation and as a home to rent and generate income.

Certification

Energy Class: G

EPgInr: 365.00 kwh/□

Features

Code: 1565	Reason: Sale
Address: Via Roma	Zip Code: 56032
Municipality: Buti	Total Square Meters: 312 sq.m.
Bedrooms: 6	Bathrooms: 6
Rooms: 17	State of Preservation: Good
: 4	Level: Multi-Storey
Total Floor: 3	Heating: Air-Conditioned
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 10.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Air-Conditioned
Wiring : By Law	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







