

for sale in Santa Maria a Monte

€ 1.400.000

Ref. 1620



824 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 15

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON 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.

Tuscany - Pisa - Pisan countryside

Near the historic center of Santa Maria a Monte, in a commanding position with breathtaking views, we are negotiating the sale of a large villa with a swimming pool and private land. The entire complex measures approximately 824 square meters. The portion currently rented features 1970s finishes. The ground floor comprises a living room with a large window overlooking the garden, a decorative fireplace, and direct access to the garden, a dining room, a porch with a table and chairs for outdoor dining, a kitchen, and a guest bathroom. A staircase leads to the first floor, where there are two double bedrooms, both with balcony access, one with a bathroom with shower, a bathroom with shower accessed from the hallway, and a bedroom with a bathroom with shower. The second floor contains two double bedrooms and a bathroom.

Adjacent to the villa is a portion requiring internal renovation; only the exterior has been renovated. Near the main building, there is an outbuilding that can be customized, making it possible to create a small, independent living space, or a beautiful dining area and a lovely pool area. The outdoor spaces feature a large natural lawn and woodland. Outside, there is a lovely garden with a barbecue and parking area.

In the garden is a fenced swimming pool for exclusive use, measuring 10 x 5 meters with a depth of 1 to 3 meters. The

property also includes a garage and the land surrounding the house, currently registered as an urban area of the house. Access to the property is via a small, easily accessible road that ends at the villa. The panoramic view is truly unique and fascinating thanks to its position the villa enjoys absolute privacy and confidentiality but at the same time we are truly just a few minutes from all the main services. Possibility of purchasing more land with separate negotiation.

Certification

Energy Class: G

EPglnr: 325.00 kwh/□

Features

Code: 1620	Reason: Sale
Address: Via Grazie	Zip Code: 56020
Municipality: Santa Maria a Monte	Total Square Meters: 824 sq.m.
Bedrooms: 4	Bathrooms: 5
Rooms: 15	: 6
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Lift: Yes
Current Status: Free to the deed	Balconies: Present
Garden: Private, 5.000 sq.m.	Kitchen: Regular Kitchen
Box: Double	Tv Antenna : Autonomous
Porch	Closet
ADSL Coverage	Fireplace
Parquet	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	





