

for sale in Marliana

€ 295.000

Ref. 1733



200 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

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.

Stunning detached property with private park in the municipality of Marliana.

Nestled in the verdant and peaceful hills of Marliana, we offer for sale an exclusive, completely detached villa, perfect for those seeking maximum privacy. The house is surrounded by a fenced park of approximately 2,000 square meters, accessed via two driveways.

The internal layout features the main rooms on a single level, optimising daily comfort, as well as generous utility rooms:
Main Level (Mezzanine/Ground Floor): A welcoming entrance leads to the living area, consisting of a large living room with a fireplace and an open-plan kitchen. The hallway leads to the sleeping area with two double bedrooms, a study (or third bedroom), and a bathroom with a window and shower.

Basement level: large private garage, cellar and additional utility rooms ideal as a storage room or pantry.

Attic/Loft: large spaces used as a loft, perfect for storing seasonal changes or bulky items.

Surfaces and Outdoor Spaces

The residential portion boasts approximately 120 m2 of floor space, plus a further 80 m2 of basement space (garages and

cellars) and a generous 120 m2 of attic space.

The property's highlight is its outdoor area: a covered loggia and terrace allow for al fresco dining overlooking the greenery. The large, private garden features an above-ground pool, but the generous space offers the potential for an in-ground one.

Potential and Connections

This villa is ideal as a family home or as a summer residence in Tuscany.

Strategic connections:

Montecatini Terme: 10 km

Lucca: 40 km

Florence and Pisa Airports: 60 km

Versilia Coast: 65 km

Certification

Energy Class: G

EPgInr: 244.77 kwh/□

Features

Code: 1733	Reason: Sale
Address: strada provinciale 633	Zip Code: 51010
Municipality: Marliana	Total Square Meters: 200 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 8	State of Preservation: Good
: 6	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 2.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Wiring : By Law	Shower
Wooden Window Frames	

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	









