

for sale in Larciano

€ 1.700.000

Ref. 1741



550 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 13

For privacy reasons, the address and map pointer are purely indicative and do not represent the exact location of the property. Upon request, we will provide all the information needed to locate the property. HISTORIC VILLA WITH PARK, OLIVE GROVE, AND SWIMMING POOL Nestled in the quiet of the Tuscan countryside, this elegant historic residence represents a rare combination of period charm, contemporary comfort, and significant potential for use. Built in the early 1900s and carefully renovated in 2021, the villa retains its original architectural character, enhanced by spacious, bright rooms, high decorated ceilings, and marble and parquet floors. Every detail contributes to a refined atmosphere, where the building's historic value harmoniously blends with the demands of modern living. The residence extends over approximately 450 square meters and features seven large rooms, organized to offer comfortable and versatile spaces, suitable for both daily life and hosting guests. Completing the property is a charming detached building of approximately 100 square meters, originally intended as a barn, comprising four additional rooms. This structure offers multiple possibilities, ideal for creating a guest house, a professional studio, an office, a wellness area, or additional living spaces. The estate's true asset is the approximately 5,000 square meter private park, a green oasis that guarantees privacy and tranquility. The property also features a fenced olive grove with approximately 40 trees, lending the landscape an authentic Tuscan character. The swimming pool completes the outdoor spaces and creates a pleasant place to relax during the summer. The villa also boasts interesting technical features: the ground floor features underfloor heating, while the upper floors are heated by radiators. The property also benefits from wood and natural gas heating and a solar thermal system. The possibility of installing an elevator has already been prepared, a solution that would further enhance

functionality and comfort. Thanks to its generous size, the addition of an outbuilding, the large green spaces, and the swimming pool, the property lends itself to a variety of projects. It could become a prestigious private residence for those who wish to live surrounded by nature and history, but it also represents an interesting opportunity for a charming hospitality business. THE VILLA IS CURRENTLY RENTED TO TOURISTS BETWEEN APRIL AND OCTOBER, WITH VERY POSITIVE RESULTS. Finally, the location allows you to enjoy a private and authentic setting while still being close to Tuscany's main attractions. Florence, Lucca, and Pisa are within easy reach, allowing you to combine the tranquility of the property with exploring the region's most important art cities. A residence of timeless charm, where historic architecture, nature, and comfort meet in a setting of great privacy. A property capable of offering not just a home, but a true lifestyle, with exciting tourism and hospitality opportunities as well.

Certification

Energy Class: G

EPglnr: 196.49 kwh/□

Features

Code: 1741	Reason: Sale
Address: via Stradella	Zip Code: 51036
Municipality: Larciano	Total Square Meters: 550 sq.m.
Bedrooms: 6	Bathrooms: 4
Rooms: 13	State of Preservation: Restored
: 4	: 2
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Parking: Carport
Age Construction: 1908	Current Status: Free to the deed
Terrace: Present	Garden: Private, 5.000 sq.m.
Kitchen: Exposed Kitchen	Tv Antenna : Autonomous
Closet	ADSL Coverage
Cellar	Fireplace
Air-Conditioned	Parquet
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

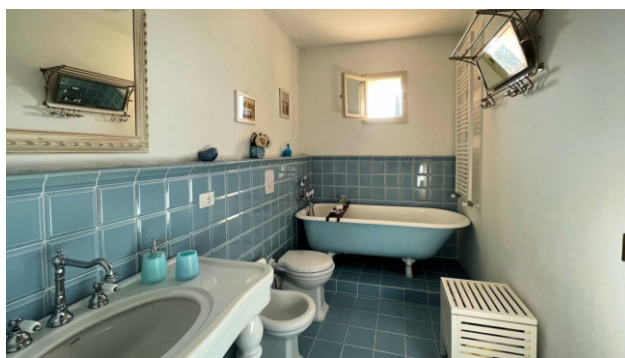
Municipal Offices

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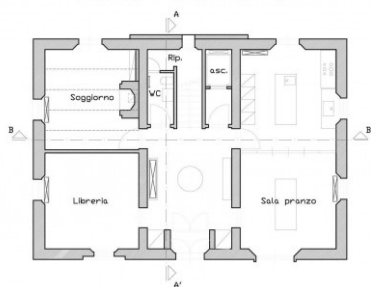




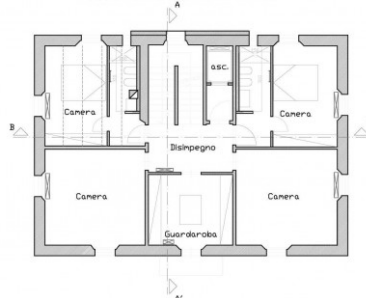




Pianta Piano Terra



Pianta Piano Primo



Pianta Piano Secondo

