

# Tuscany Inside

## REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA

Cell. Tel No: 0039 335 829 8214

Email: info@tuscaninside.it

The real estate advertisings are made based on the information and documentation provided by the owner.  
Tuscany Inside Real Estate by Anna Riviaccio is not responsible for any inaccuracies, imperfections or anything else.

## Farmhouse with panoramic view and swimming pool (Pisa)

Farmhouse among Pisane hills near a picturesque village only 45 minutes drive from Pisa International airport, 40 minutes from Tirrenica Coast.

The property is easily accessible from an asphalt road, only 4 km from the village and the amenities, such as bank, post office, chemist's shop grocery, bakery, butcher and so on.

The property consists of a main farmhouse, 2 outbuildings within 38000 sqm of land.

The two storey farmhouse is 300 Sqm and it has been completely renovated according to the typical Tuscan style with terracotta floors, beamed ceilings, apparent stones on the walls and it is an ideal property both as a primary residency or to be run as B&B.

The current owner is using the property as a BB.

The main building on the ground floor comprises: a wide lounge with fireplace, the guests breakfast and dining area, a fully equipped kitchen, laundry-pantry and 2 bedrooms with en-suite bathroom. An internal staircase leads to the first floor which is composed of additional 5 bedrooms with en-suite bathroom, a box-room with bed-linen and towels. All systems are perfectly working with LPG heating.

Next to the main building there is a typical wood burning pizza oven ( 10 sqm ) , an outdoor kitchen which is normally used by the guests during their holidays ( 15 sqm ) to have meals outside and a two storey guesthouse (35 sqm) : in the basement there is a garage (20 sqm) area and on the ground floor another bedroom with bathroom.

The sale includes 38000 sqm. of land with several fruit trees, olive grove, swimming pool with solarium and equipment room.

From the property it is possible to admire a stunning panoramic view across the surrounding countryside and it is possible to enjoy a good privacy and intimacy despite the presence of other houses in the neighbourhood.

**SALE**  
**€ 950.000,00**

LISTING DATA	
Published on	09-03-2022
Reference	507
Type	4. Farm - Agriturismo - B&B
Property condition	1. Restored

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 950.000,00

GEOGRAPHIC DATA	
Province	Pisa
Region	Toscana
Country	Italy
Location	Countryside

PROPERTY FEATURES	
Energy rating	Energetic Class: E Energy performance index: 143.26
m <sup>2</sup>	380
Rooms	N. 20
Bedrooms	N. 8
Bathrooms	N. 8

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## GARDENS AND GROUNDS

Gardens	m <sup>2</sup> 3.800
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