

Villa2 250 000MaremmaPisa

This wonderful villa, situated in a panoramic position on the Pisan hills in a beautiful Tuscan context, dates back to the early 1900s. It has the typical features of a manor house in combination with rich decorations and elegant vintage finishes which contribute to create an original atmosphere.

The entrance path winding up the park of the villa characterized by ancient plants leads into a flat garden where the villa stands majestically in the background transmitting all its charm. The particular scent of the ancient maritime pines completes this wonderful scene.

The big garden of more than 2000 sq m extends in front of the residence whose majestic square-plan body consists of two noble floors of about 560 sq m in total - a mezzanine floor and a first floor - and of a basement floor of about 380 sq m used as service floor.

The residence was built in 1938 and is in good condition. The wonderful original finishes have been maintained: terracotta-tiled, marble, parquet and crazy paving floors which give an elegant touch to the rooms, coffered ceiling with inlaid woods and beautiful pictorial decorations which also cover the walls, wonderful original doors and windows, stained-glass windows with lead design, portals with sandstone (the so-called "Pietra serena") details, stunning fireplaces and a lot more.

A majestic two-flight staircase embellished with a marble fountain leads to the terrace and entrance portico of the residence.

The living area on the mezzanine floor consists of a double entrance passageway, a large double-height living room dominated by a fireplace and a wonderful inlaid-wood staircase leading to the gallery of the sleeping area, in addition to a series of rooms that can be used as living room, studio, reading room, dining room with fireplace, kitchen, laundry and iron room and toilette.

The first floor illuminated through a large stained-glass window hosts the relaxation and reading area. It is characterised by an amazing central gallery which overlooks the underlying living room and gives access to five large bedrooms, a wardrobe room and three bathrooms. On this floor, from two big terraces you can enjoy the breathtaking view of the park of the villa and of the stunning Tuscan hilly landscape.

The large basement floor hosts an original period kitchen, in addition to several technical and storing rooms originally conceived for service staff, but that can also be used as country-style living room, gym room, wellness room with adjacent changing rooms for the outdoor swimming pool on the front of the villa.

Last but not least, the property features a big flat garden surrounding the villa with a 15 x 7 m swimming pool and a plot of land of more than 22,000 sq m, an ideal space for relaxing and enjoying outdoors. This space has been decorated with stairs, walkways, small loggias and embankment and rest area structures made from exposed bricks. A part of the garden is used as woodland and olive groves.

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The villa is located in a dominant position on the hills with view over the countryside and the hills adjacent to Pisa. Pisa with its international airport is about 25 km away from the property. The main facilities are at only 5 minutes on foot. The sea and beaches of Pisa are about 30 km from the property. Its strategic position gives you the possibility to easily and quickly reach the most important cities of Tuscany, such as Leghorn and Pisa (25 km away), Florence (75 km away) and the beaches of Versilia (20 km away).

The "Colline Pisane" (Pisan Hills) is a small but wonderful area of Tuscany not far from the Tyrrhenian Sea. A quite peaceful area which extends from Pontedera to Volterra creating a softly corrugated landscape which has kept its morphology intact. The Pisan hills border the hills of Leghorn to the east and those of Florence to the west.

Church towers rise above the soft green plains and hills characterized by secular forests and luxuriant vineyards. They are the churches of charming small villages worth to be visited and discovered. Many are the reasons: fairytale landscapes, traces of a glorious past and culinary delight.

These charming small medieval villages characterized by ancient castles and palaces have maintained the same charm of the past and they attract the eyes of every 'quality' tourist.

The ideal place for tranquillity-loving people who will benefit from walking in natural spaces in harmony with the environment. Short distances and gentle slopes make you feel like leaving the car and walking through the landscape, or riding a bike or a horse.

The Pisan Hills are not only an open-air museum or a nature reserve, but they also represent the heart of a pulsating community which grows together with its economy based on varying activities. Many are the events,

shows and festivals organized in this area which are symbol of a vivid social life and of the profitable relationship between man and territory.

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