

Property Class:

Country Home - Restored

Property Price (in €):

€ 1,800,000

Location:

Maremma

Maremma

Pisa

Description:

"Casale Il Gatto nero" is an elegant, traditional farmhouse in a mature setting on c. 2.5 acres of lands including superb landscaped gardens, swimming-pool and panoramic terraces. It benefits from excellent views overlooking the green gentle Tuscan hills, whilst still within easy driving distance of the local village with shops and facilities.

The property consists of the main family residence and a detached cottage that can be used as guest house, surrounded by fenced ground with private parking area.

The main home is a well-proportioned 4 bed traditional farmhouse with patio and panoramic terrace overlooking the pool and the Tuscan countryside, and offers a soft, traditional atmosphere from the moment you enter the property. The ground floor accommodation includes the large drawing room, a generous dining room, living room, storeroom, utility room, bathroom and fully equipped kitchen with door opening on to the outside patio with barbecue area.

The first floor accommodation offers a lovely sitting area and 4 large bedrooms, all with en-suite bathroom, one of the bedroom benefits from a mezzanine area that could be used as studio-office or bedroom. The first floor is connected to the ground floor by both internal and external staircase.

Casale Il Gatto nero, dating back to early 1900s, has been fully and superbly renovated to very high standards in 2013, with much consideration to traditional detail with the help of modern day techniques (solar panels, heat pump heating and cooling system, burglar alarm and outdoor lighting) making this property a perfect combination of old traditional Tuscan style and contemporary comfort.

Outside the large panoramic terrace, ideal for having "al-fresco" dining with family and friends, joins the main house to the cottage that has also been tastefully restored and features open planned kitchen with dining and living area on the ground floor and two en-suite double bedrooms on the first floor. Outside there is a lovely patio with pizza oven.

From the buildings you can walk through the lush garden planted with olive trees and to the magnificent 12X6 infinity pool with pool ground where relaxing while enjoying the stunning scenario under the Tuscan sun.

The property is being offered for sale with furniture included.

Address:

Palaia, via di grotta al leccio 44

Postal Code:

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Location:

The property benefits from an excellent convenient location, among beautiful countryside in the hills surrounding Pisa, yet within a short distance of the local village and amenities (5 mins' drive). Pisa international airport is only 45 km away and is easily reachable within 30 mins' drive, while the renowned Tuscan Riviera is just 55 km away (45 mins). From the property you can visit the main Tuscan cities of art such as Pisa (55km), Lucca (50 km), Florence (60 km) and Volterra (40 km) in a one-day-trip.

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.

Condition:

excellent

Square Meters (m²):

450

Rooms:

12

Bedrooms:

6

Bathrooms:

7

Year of Construction:

1900

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