

Ref. 2155 – **VILLA PALAIA**

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RESTORED VILLA WITH POOL AND OLIVE GROVE FOR SALE IN PALAIA, PISA, TUSCANY

Palaia – Pisa – Tuscany



Interiors
236 m²

Bedrooms
5

Bathrooms
4

Total land
4.8 ha

Swimming pool
12 × 6 m

In a hilly and panoramic position not far from Palaia, restored villa with pool and small olive grove. The building (236 m²), restored in 2007, is split into two independent units for a total of 5 bedrooms and 4 bathrooms. One of the apartments is rented out to tourists and vacationers. The property covers a total surface of approximately 4.8 hectares with a small olive grove, a 12 × 6 m swimming pool and a convenient canopy for outdoor dinners and relaxation.

SUMMARY OF THE PROPERTY

REFERENCE #: 2155 – VILLA PALAIA

TYPE: rural villa with pool

CONDITIONS: restored (2007)

LOCATION: hilly, panoramic

ACCESS: excellent

INTERIORS: 236 square meters (2,539 square feet)

TOTAL ROOMS: 11

BEDROOMS: 5

BATHROOMS: 4

ANNEXES: canopy

MAIN FEATURES: stone walls, wooden beams, terracotta floors, vaulted ceilings, fireplaces, paved terraces, canopy, olive grove, swimming pool with Roman staircase

TOTAL LAND: 4.8 hectares (11.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 181.65 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Palaia (3km; 5'), Pontedera (15km; 25'), San Miniato (20km; 30'), Casciana Terme (24km; 30'), Volterra (39km; 50'), Pisa (40km; 45'), Lucca (43km; 1h 10'), San Gimignano (45km; 1h), Livorno (47km; 50'), San Casciano in Val di Pesa (58km; 1h), Florence (67km; 1h 20'), Siena (88km; 1h 30'), Montepulciano (173km; 2h 10')

CLOSEST AIRPORTS

Pisa G. Galilei (38km; 40'), Firenze A. Vespucci (65km; 1h), Bologna G. Marconi (152km; 2h), Roma Ciampino (351km; 3h 45'), Roma Fiumicino (365km; 3h 45')

VILLA PALAIA

In a hilly and panoramic position not far from **Palaia**, **restored villa** with pool and **small olive grove**. The building (236 m²), restored in 2007, is split into two independent units for a total of 5 bedrooms and 4 bathrooms. One of the apartments is rented out to tourists and vacationers. The property covers a total surface of approximately **4.8 hectares** with a small olive grove, a **12 × 6 m swimming pool** and a convenient **canopy** for outdoor dinners and relaxation.

DESCRIPTION OF THE BUILDINGS

split with the last renovation into two independent units (one on each floor).

Unit A (127 m² – 1,367 ft², 2 bedrooms and 1 bathroom) on the ground floor is currently used by the owners as a private residence. A loggia gives access to the entrance room with bathroom. A door on the left-side wall leads into the spacious living room with paved terrace and to the kitchen. On the right-side wall, two more doors lead to two bedrooms. The unit is completed by a closet/pantry, laundry at the rear, and a covered pergola with an oven on the short side of the building.

Unit B (106 m² – 1,140 ft², 3 bedrooms and 3 bathrooms), reached via an external staircase, is rented out to tourists and vacationers and is made up of a spacious central living room that leads on the left to two bedrooms with en-suite bathroom, and on the right to a bedroom and a studio sharing a bathroom in-between. The studio could however be used as a fourth bedroom.

The internal staircase connecting the two units is currently unused but, should the buyer not interested in rentals, the floors could be easily joined back together to have a single ampler house. On the rear of the house is a boiler room (3 m² – 32 ft²).

A short distance from the villa is a convenient **paved canopy** (51 m² – 549 ft²) ideal for pleasant relaxation moments in the open or *al fresco* dinners.

STATE AND FINISHES

The villa was restored in 2007 by using original material wherever possible and keeping the charm of the building pretty much untouched. The huge living room on the ground floor, in particular, features stunning vaulted ceilings and a big fireplace.

Floors are all paved with terracotta tiles, while the ceilings are supported by a system of wooden beams and terracotta tiles. The walls are plastered and painted in white, which makes the room very bright and welcoming.

EXTERIOR

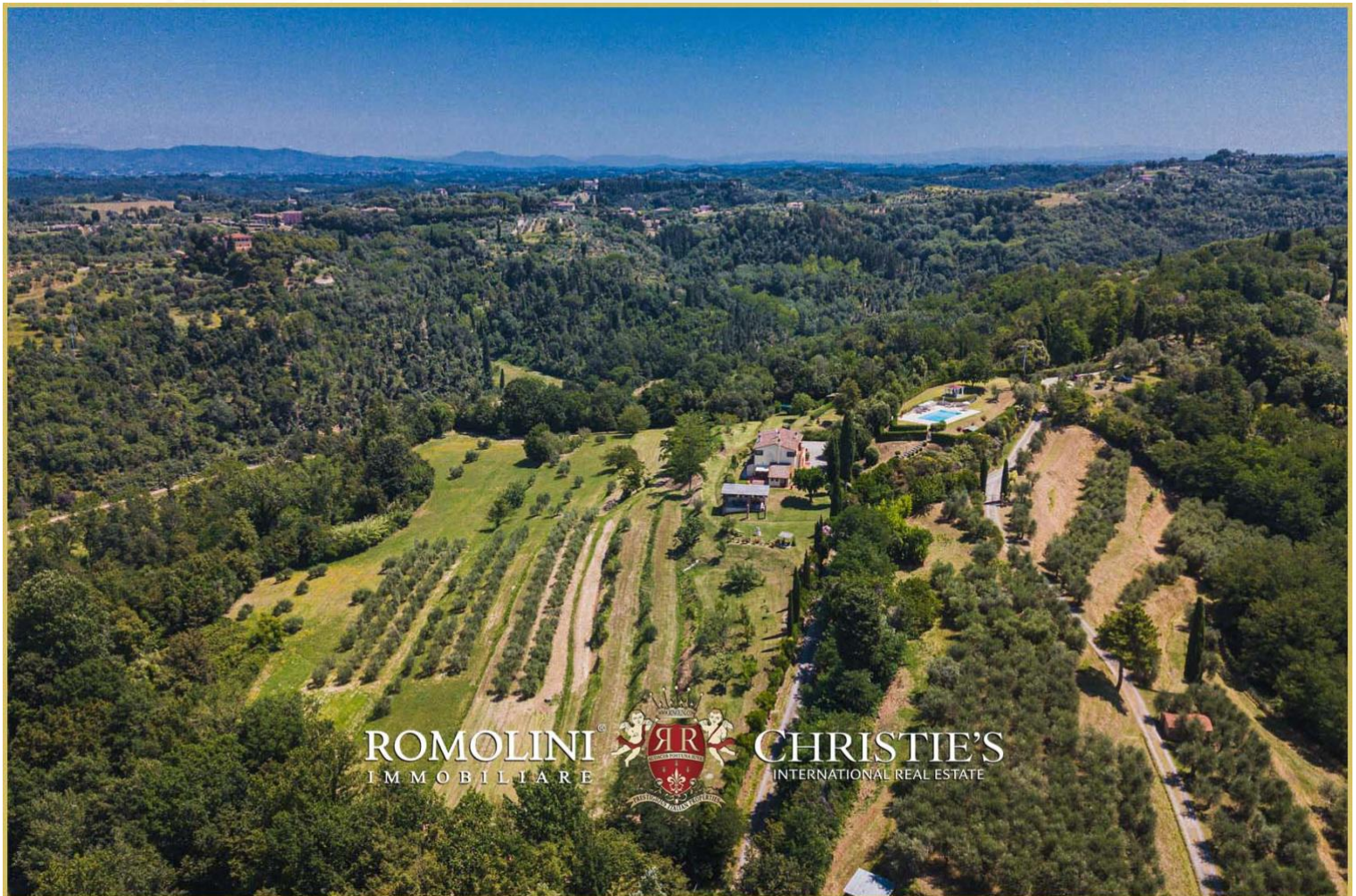
The villa is surrounded by **4.8 hectares of land**, covered for roughly half in mixed and coppice woodland (2.1 ha). All around the villa is the garden (4,900 m²) that accommodated a **12 × 6 m swimming pool** with Roman staircase built in 2003. The basin is surrounded by a paved sunbathing area enclosed by hedges.

The fields below the villa, to the North, are registered as arable land and include a small olive grove (4,000 sqm) that can produce a small quantity of oil for private use. Other olive trees are scattered throughout the property and embellish the garden and the pool area.

A graveled apron on two sides of the villa is an excellent parking area for cars.







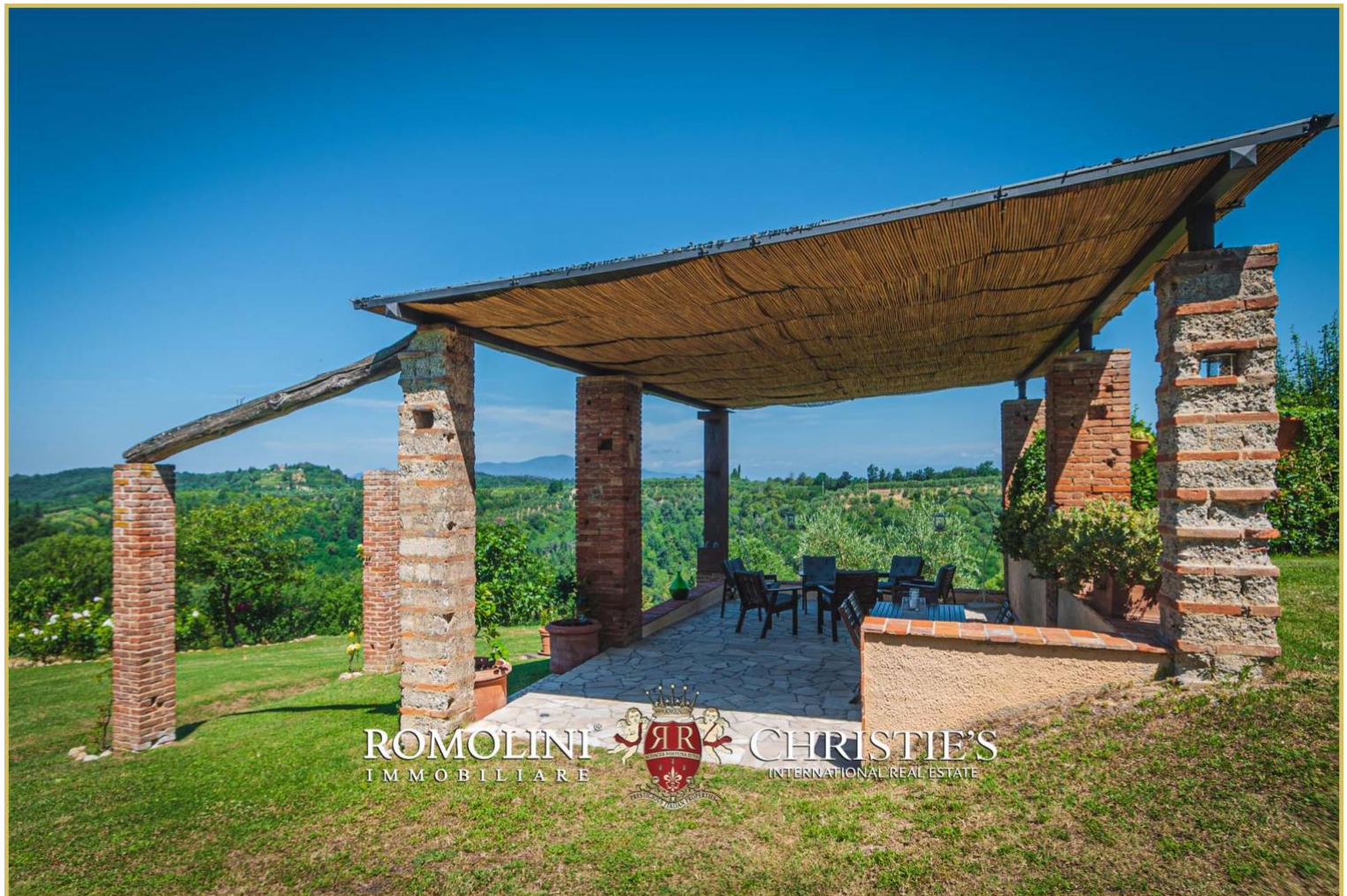




































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