

Ref. 2730 – **CASALE CECINA**

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## SEA VIEW COUNTRY HOUSE TO BE COMPLETED FOR SALE IN CECINA, TUSCAN COAST

**Cecina – Livorno – Tuscany**



**Interior**  
637 sqm

**Bedrooms**  
7

**Bathrooms**  
9

**Total land**  
50.7 ha

**Swimming pool**  
18 x 5,5 m

On the hills of Cecina, a few kilometers from the sea and in a panoramic position, farmhouse to be completed for sale. The property includes, in addition to the farmhouse, an outbuilding and approved plan for the construction of garage and swimming pool (for a total of over 600 sqm and 7 bedrooms). The 50.7 ha of land surrounding the property hosts an olive grove and is ideal for planting a vineyard.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2730 – CASALE CECINA

**TYPE:** country house

**CONDITIONS:** to be completed

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (350 m)

**INTERIORS:** 637 square meters (6,853 square feet)

**TOTAL ROOMS:** 20

**BEDROOMS:** 7

**BATHROOMS:** 9

**ANNEXES:** guesthouse, garage (to be completed)

**MAIN FEATURES:** reinforced concrete structure, stone walls, wooden beams, approved project for a pool, garden to be landscaped, olive trees, hilly position

**EXTERIORS:** 50.7 hectares (125.3 acres)

**GARDEN:** to be landscaped

**SWIMMING POOL:** 18 x 5,5 m (to be built)

**ELECTRICITY:** to be connected

**WATER SUPPLY:** to be connected

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** to be connected

**HEATING SYSTEM:** to be installed

## CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Cecina (14km; 20'), Bolgheri (26km; 30'), Rosignano Solvay (26km; 25'), Casciana Terme (30km; 40'), Volterra (41km; 50'), San Gimignano (55km; 1h 10'), Piombino (63km; 50'), Livorno (64km; 50'), Pontedera (68km; 50'), Pisa (72km; 55'), Lucca (92km; 1h), Florence (124km; 1h 35')

## CLOSEST AIRPORTS

Pisa G. Galilei (67km; 45'), Grosseto C. Baccarini (112km; 1h 20'), Firenze A. Vespucci (121km; 1h 25'), Bologna G. Marconi (208km; 2h 20'), Genova C. Colombo (233km; 2h 35'), Roma Fiumicino (280km; 3h), Roma Ciampino (301km; 3h 15')

## CASALE CECINA

On the hills of **Cecina**, a few kilometers from the sea and in a panoramic position, **farmhouse** to be completed for sale. The property includes, in addition to the farmhouse, an outbuilding and approved plan for the construction of garage and **swimming pool** (for a total of over 600 sqm and 7 bedrooms). The **50.7 ha of land** surrounding the property hosts an **olive grove** and is ideal for planting a vineyard.

The property is located just 2 km from a town with all basic services and is reached via a short unpaved road (about 350 m on a slight slope). The location of the property is very convenient as it allows to quickly reach both the sea (Cecina is just 20' drive away) and the hinterland where some of the most famous art cities of **Tuscany** can be found (Pisa, Lucca, Volterra, Florence...).

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (274 sqm – 2,948 sqft, 4 bedrooms and 6 bathrooms) is a building under construction, structured on three floors (two above ground) that provide the following layout:

- **Basement:** cellar/storage room, dressing room with small service bathroom;
- **Ground floor:** entrance hall with service bathroom, large living room with formal dining area and exit to outdoor veranda, eat-in kitchen (with more private dining area), laundry room with small bathroom, office and bedroom with private bathroom;
- **First floor:** large master bedroom (accessed directly from outside via staircase) with private bathroom and walk-in closet, two guest bedrooms and bathroom in the hallway.

The **18 x 5.5 m swimming pool** (already approved) would be located just in front of the veranda, surrounded by a large sun deck that provides space for poolside aperitif dinners in summer and relaxing moments during the day. Below the pool, the **technical room** (70 sqm – 753 sqft, 1 bathroom) would house the pool facilities, changing rooms, and a bathroom with shower.

At present, permits have been obtained for the construction of a **guesthouse** (268 sqm – 2,883 sqft, 3 bedrooms and 2 bathrooms) located not far from the main house (construction already started). The basement will house a large garage/workshop with an access ramp while the ground floor of the building will be divided into two independent apartments.

- **Apt. A:** large living room with open kitchen and dining area, two bedrooms and bathroom;
- **Apt. B:** living area with open kitchen, bedroom and bathroom.

Also authorized (to be built) is a **small garage** (25 sqm – 269 sqft) that would allow sheltering a car near the house.

## EXTERIORS

The house is located on a hill, surrounded by about **50.7 hectares (125.3 acres) of land**. The garden (yet to be realized) should have an area of about 2,000 sqm and would be located around the farmhouse, framed by the **olive trees** on the property (about 2.2 ha in total). Portions of arable land (3.6 ha) scattered around the estate would allow the planting of new crops, including a vineyard that would enjoy the excellent climate mitigated by the nearby **Tyrrhenian Sea**.

The rest of the property (about 44.7 ha), on the other hand, is covered with tall trees that provide privacy and offer interesting opportunities for relaxing walks in the green, especially in summer.

























































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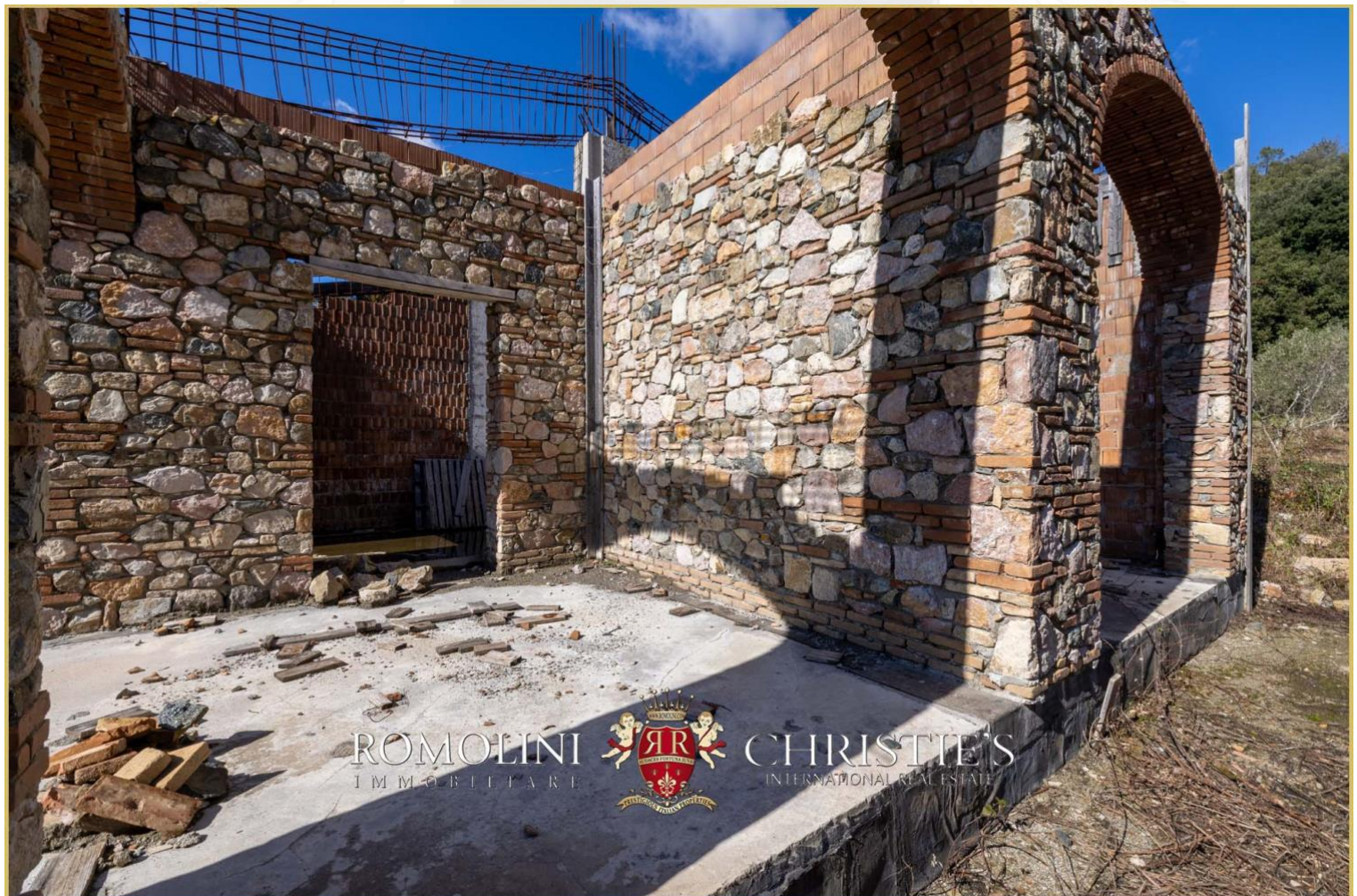












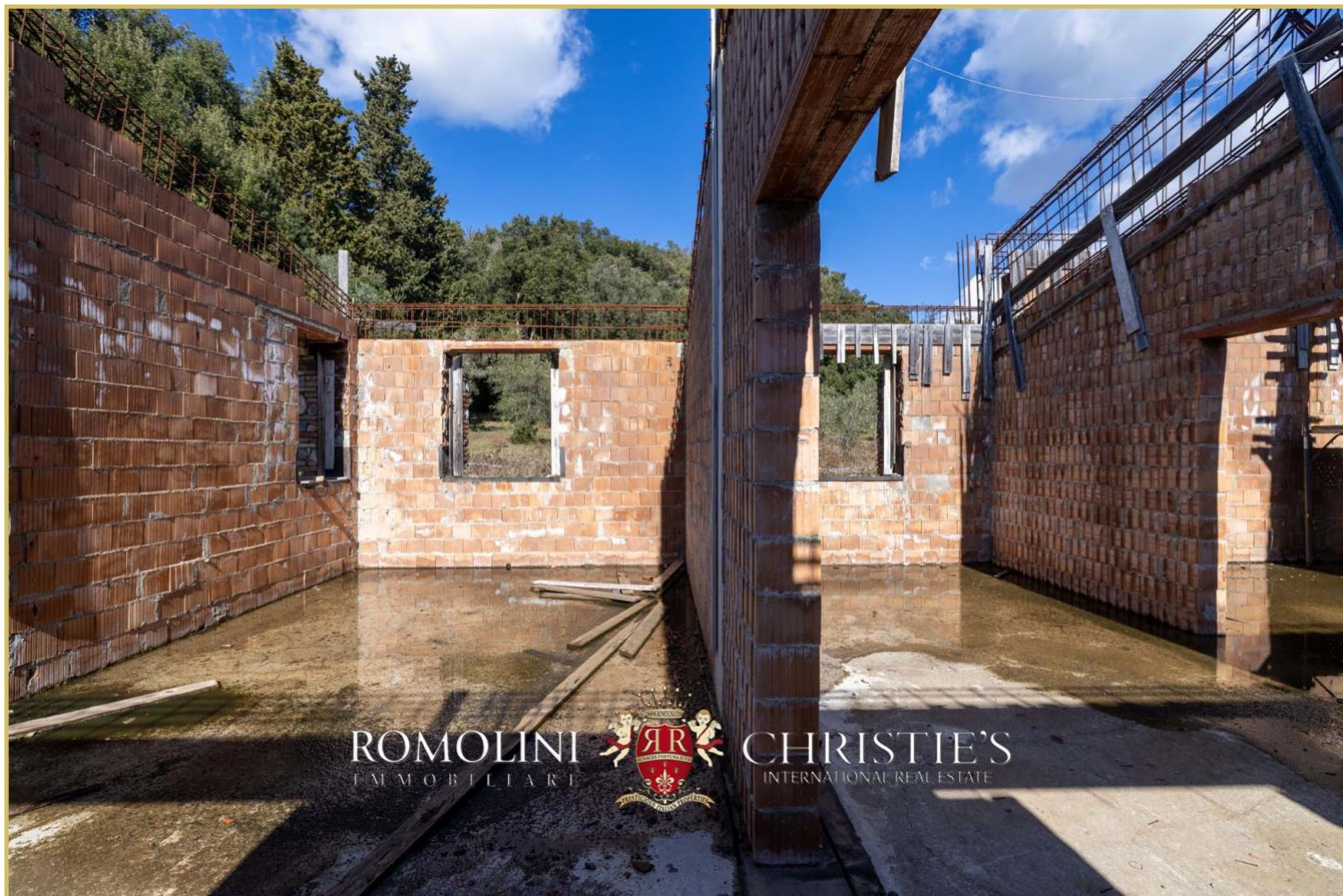




















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