

Ref. 2864 – VILLA DELL'ASSUNZIONE

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PERIOD VILLA, LUXURY BOUTIQUE HOTEL FOR SALE JUST 20' FROM THE SEA, TUSCAN COAST

Montescudaio – Pisa – Tuscany**Interiors**
1,263 m²**Bedrooms**
16**Bathrooms**
18**Total land**
2,210 m²

Within a charming medieval village in the province of Pisa, not far from Casale Marittimo and Bolgheri, a manor villa with bed & breakfast for sale. The building (1,248 m² – 13,428 ft², 16 bedrooms and 17 bathrooms) was built in 1923 next to a pre-existing 18th-century building and has been expertly renovated and reinterpreted according to contemporary standards with the use of natural and valuable materials. However, it remains always possible to use the property either as a luxury private residence (with rooms for possible guests) or as a representative office or training center.

SUMMARY OF THE PROPERTY

REFERENCE #: 2864 – VILLA DELL'ASSUNZIONE

TYPE: manorial villa

CONDITIONS: restored, luxury finishes

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 1,263 square meters (13,589 square feet)

TOTAL ROOMS: 31

BEDROOMS: 16

BATHROOMS: 18

ANNEXES: storage

MAIN FEATURES: wooden beams, vaulted ceilings, columns, frescoes, wrought-iron railings, ceramic, terracotta and graniglia flooring, yoga room, balconies, breakfast room, garden, paved patio, charging station for electric vehicles

EXTERIOR: 2,210 square meters (0.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes (optic fiber)

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 141.15 kWh/m²year)

HEATING SYSTEM: under the floor + fan coils + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (200m; 5'), Casale Marittimo (5km; 10'), Riparbella (11km; 15'), Cecina (11km; 15'), Bolgheri (17km; 25'), Marina di Bibbona (20km; 20'), Rosignano Solvay (24km; 25'), Volterra (31km; 35'), San Vincenzo (35km; 30'), Livorno (62km; 50'), Massa Marittima (79km; 1h), Siena (85km; 1h 35'), Florence (120km; 1h 40')

CLOSEST AIRPORTS

Pisa G. Galilei (65km; 45'), Grosseto C. Baccarini (109km; 1h 20'), Firenze A. Vespucci (119km; 1h 30'), Bologna G. Marconi (206km; 2h 25'), Roma Fiumicino (277km; 3h), Roma Ciampino (298km; 3h 15')

VILLA DELL'ASSUNZIONE

Within a charming medieval village in the province of **Pisa**, not far from **Casale Marittimo** and **Bolgheri**, a **manor villa** with **bed & breakfast** for sale. The building (1,248 m² – 13,428 ft², 16 bedrooms and 17 bathrooms) was built in **1923** next to a pre-existing **18th-century building** and has been expertly renovated and reinterpreted according to contemporary standards with the use of natural and valuable materials. During the work, the building was also adapted to its new function as a hospitality business. However, it remains always possible to use the property either as a luxury private residence (with rooms for possible guests) or as a representative office or training center.

The building today consists of four main floors plus a mezzanine.

- **Basement:** historic cellars, storage rooms, technical rooms and service bathrooms;
- **Ground floor:** entrance hall, restaurant/breakfast room, kitchen, relaxation room with fireplace, multipurpose room (used for yoga classes and/or events) and suite (living room, bedroom and bathroom);
- **Mezzanine:** storage room;
- **First floor:** reading room, three suites (living room, bedroom and bathroom) and four rooms with private bathrooms;
- **Second floor:** seven rooms with private bath and suite (living room, bedroom and bathroom).

The building's original finishes have been maintained wherever possible, and one can still admire the splendid decorated ceramic and grit floors, frescoed ceilings with geometric and grotesque motifs, wooden beams and exposed brick vaults. The breakfast room is an elegant room characterized by two large columns supporting an immense brick vaulted ceiling.

The villa is located in the middle of a **private garden of 2,210 m²** enclosed by a high wall and very private with access through a large metal gate. At the rear of the building is also a large paved area used as an outdoor relaxation area or as a potential extension for the restaurant/breakfast room.

In the garden there is also a **small warehouse** (15 m² – 161 ft²) used as a tool shed and technical room.







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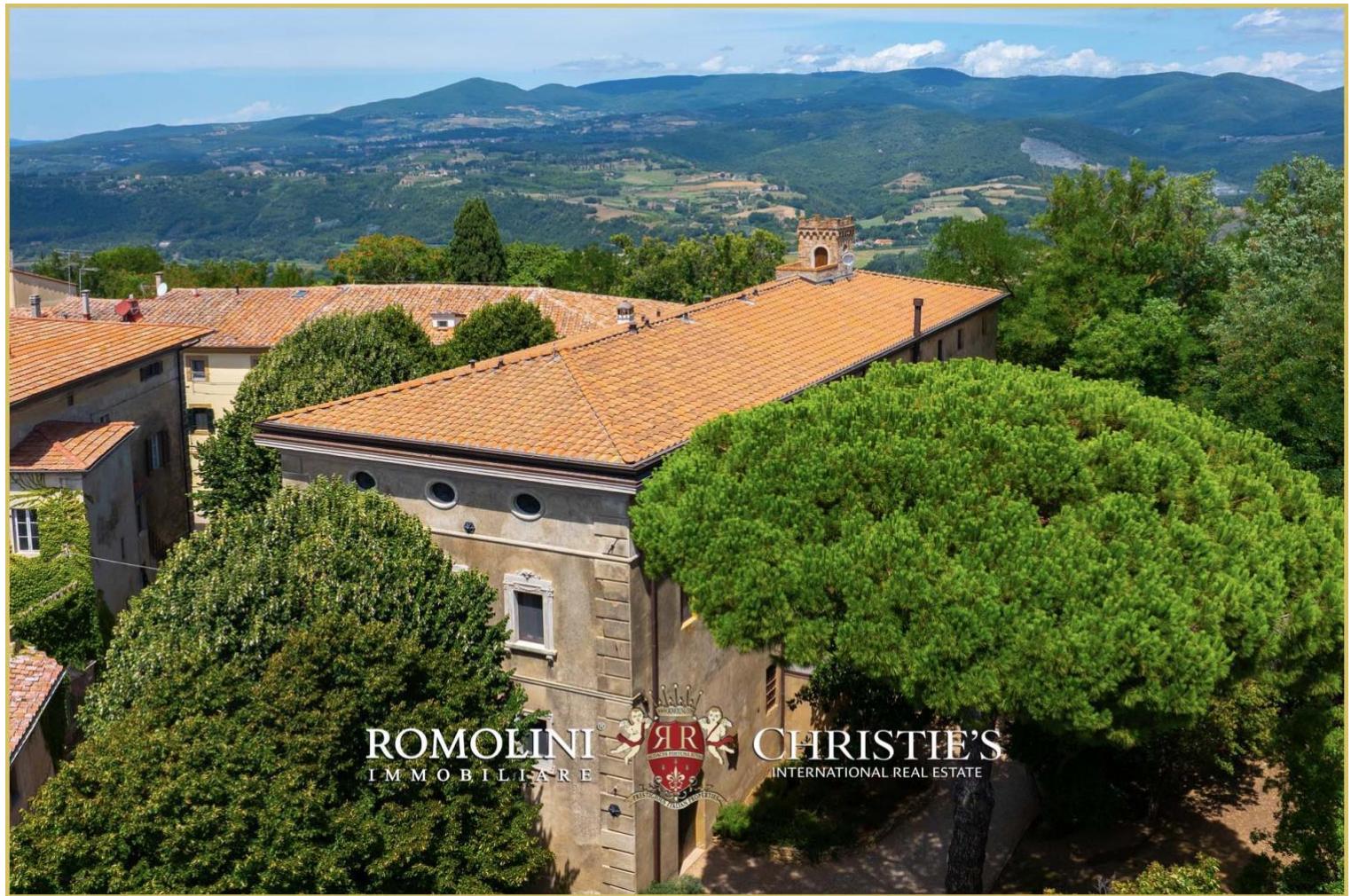


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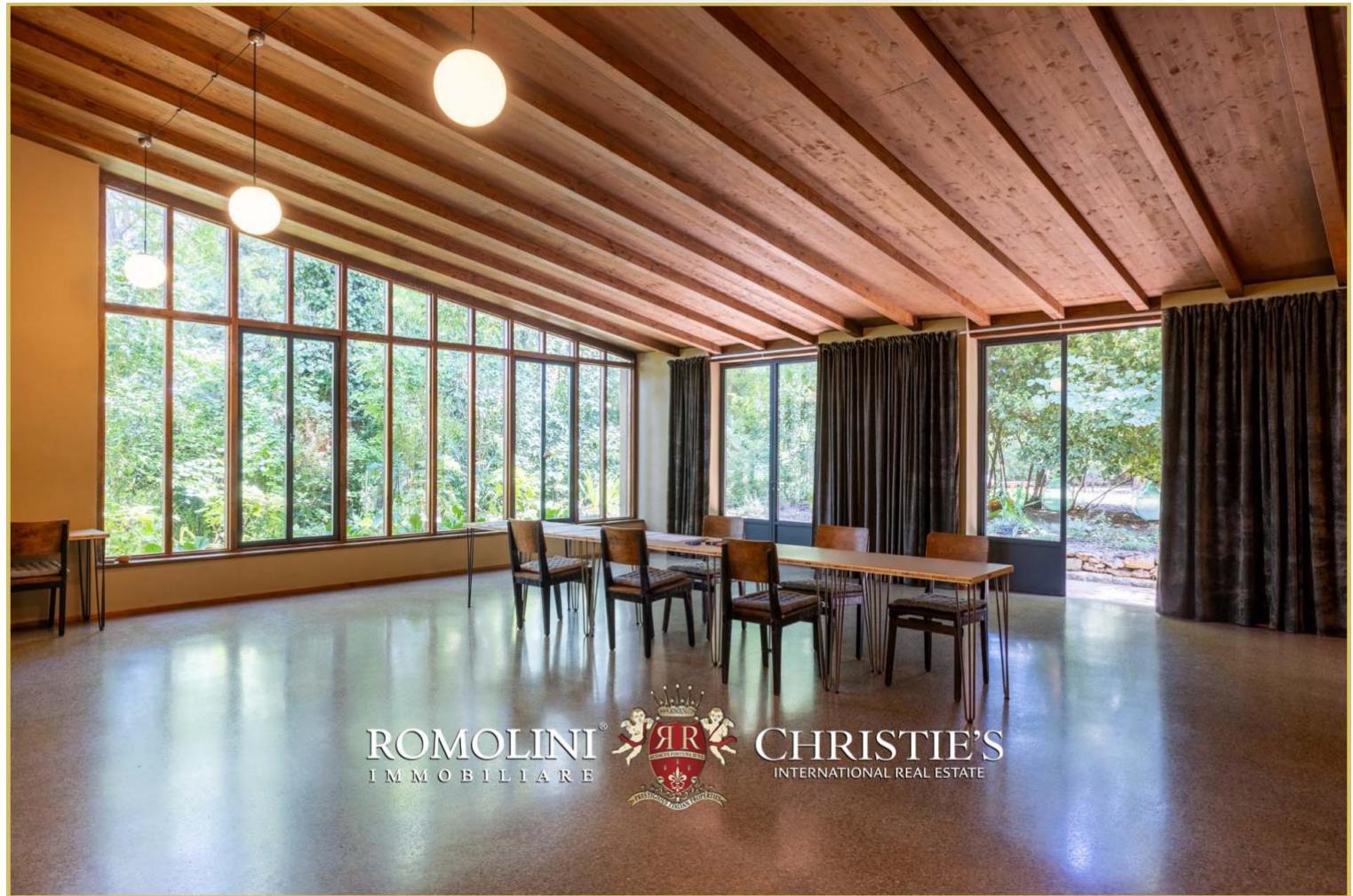
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