

Ref. 2880 – **VILLA LIBERTY PISA**www.romolini.com/en/2880

ELEGANT LUXURY ART-NOUVEAU VILLA WITH PARK FOR SALE IN PISA, TUSCANY

Casciana Terme Lari – Pisa – Tuscany**Interiors**
798 m²**Bedrooms**
8**Bathrooms**
6**Total land**
2.1 ha**Swimming pool**
15 × 7 m

At the edge of a small town in the province of Pisa, in a very convenient and sunny location, beautiful *Art-Nouveau* villa with park for sale. The property is currently listed as an accommodation business and is working with good results. The villa is surrounded by a lush 21,000-m² garden dotted with tall trees, swimming pool and tennis court.

SUMMARY OF THE PROPERTY

REFERENCE #: 2880 – VILLA LIBERTY PISA

TYPE: luxury villa

CONDITIONS: restored, luxury finishes

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 798 square meters (8,586 square feet)

TOTAL ROOMS: 27

BEDROOMS: 8

BATHROOMS: 6

ANNEXES: no

MAIN FEATURES: wooden beams, decorate graniglia, parquet and terracotta flooring, *Art-Nouveau* style, terraces, frescoes, moldings, stone fireplace, porch with columns, garden, swimming pool, tennis court, orangery, fountain, tree-lined driveway

EXTERIOR: 2.1 hectares (5.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 7 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 155.52 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (600m; 5'), Collesalvetti (7km; 10'), Lari (9km; 15'), Casciana Terme (17km; 25'), Pontedera (20km; 20'), Livorno (27km; 35'), Castiglioncello (29km; 30'), Pisa (31km; 30'), Volterra (52km; 1h), San Gimignano (62km; 1h 15'), Lucca (64km; 55'), Viareggio (65km; 50'), Florence (76km; 1h 20'), Siena (117km; 1h 50')

CLOSEST AIRPORTS

Pisa G. Galilei (28km; 25'), Firenze A. Vespucci (74km; 1h), Bologna G. Marconi (164km; 2h), Genova C. Colombo (196km; 2h 10'), Roma Fiumicino (303km; 3h 20'), Roma Ciampino (361km; 3h 45')

VILLA LIBERTY PISA

At the edge of a small town in the province of **Pisa**, in a very convenient and sunny location, beautiful **Art-Nouveau villa** with park for sale. The property is currently listed as an accommodation business and is working with good results.

All basic services are available nearby for everyday needs (less than 5 minutes by car), and the town also has a primary school for younger children. The **A12 motorway** junction is about 10 minutes away by car, allowing easy access to the rest of Italy.

The building (798 m², 8 bedrooms and 6 bathrooms), dating back to the **early 20th century**, has been entirely renovated in recent years and equipped with modern comforts that ensure a high standard of living in an elegant and refined environment. The structure consists of two levels above ground plus a basement.

The slightly elevated ground floor is accessed via a double staircase leading to the terrace with fountain immediately in front of the loggia. Upon entering, the first room is a large double-volume reception hall that then disengages the two wings of the villa. On the left side is the TV room connected to the game room, as well as a secondary entrance with access to a guest bedroom. The right side, on the other hand, leads to the eat-in kitchen with adjoining coffee room, two bathrooms and a second guest bedroom. The last room, located at the back of the floor, is a laundry with linen closets.

Going up to the second floor, on the other hand, one arrives at the sleeping area proper where one finds the master bedroom with private bathroom, four bedrooms with two shared bathrooms, and a small living room at the back with a terrace and independent access via a secondary staircase.

The basement, on the other hand, contains mostly cellars, technical rooms, pantries, a secondary kitchen, a small dining room, a service room and a bathroom. A staircase then descends to a basement cellar.

EXTERIOR



The villa is surrounded by a **lush 21,000-m² garden** dotted with tall trees, including incredible pine trees that are over two hundred years old, and flower beds that add color to the property in summer and spring. The garden is laid out on several terraces connected by terracotta and brick stairs and is traversed by a **tree-lined gravel driveway** that rises from the electric gate directly from the municipal roadway.

In front of the building, a few steps from the staircase, is the **15 × 7 m swimming pool** with an equipped stone solarium.

Also next to the villa, sheltered by trees and equipped with night lighting, is a **synthetic tennis court**.





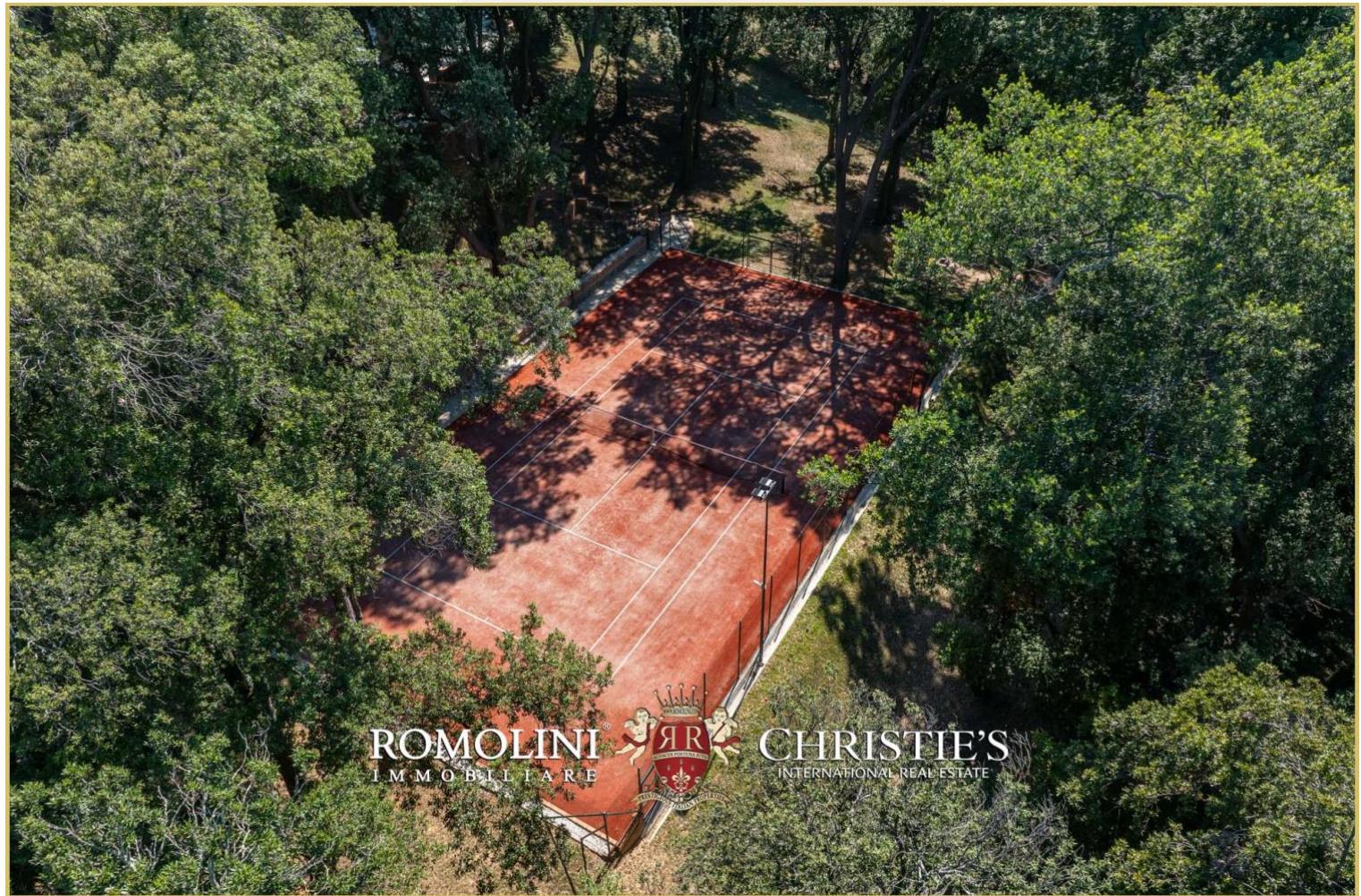




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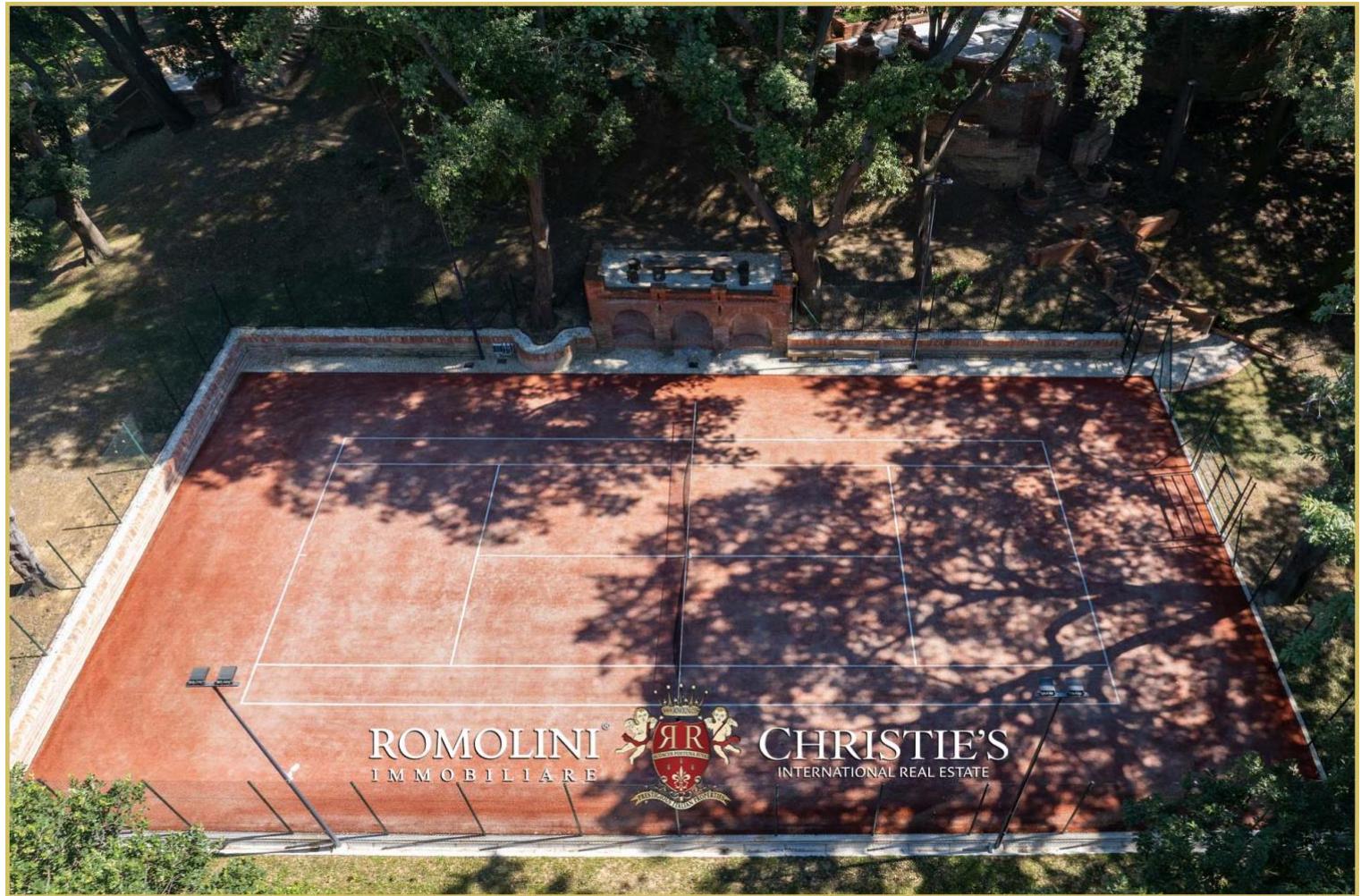
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