

Ref. 2899 – VILLA SAN GIULIANO

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## LUXURY VILLA WITH PRIVATE PARK FOR SALE JUST 5 MINUTES FROM PISA, TUSCANY

**Pisa – Pisa – Tuscany****Interiors**  
557 m<sup>2</sup>**Bedrooms**  
4 (up to 6)**Bathrooms**  
6**Total land**  
1.7 ha

Not far from Pisa, in an extremely convenient location, luxury villa for sale. The building (544 m<sup>2</sup> – 5,853 ft<sup>2</sup>, 4 bedrooms and 6 bathrooms) features traditional finishes and sought-after elements that give great charm to the property and has three floors in total. The building is nestled in a private park of 17,400 m<sup>2</sup>, fully fenced and surrounded by trees that provide privacy and shelter from prying eyes.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2899 – VILLA SAN GIULIANO

**TYPE:** luxury villa

**CONDITIONS:** restored

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 557 square meters (5,993 square feet)

**TOTAL ROOMS:** 17

**BEDROOMS:** 4 (up to 6)

**BATHROOMS:** 6

**ANNEXES:** no

**MAIN FEATURES:** terracotta and parquet flooring, vaulted ceilings, wooden beams, wallpaper, fireplace, ample windows, canopy, garden, parking area with charging station for electric vehicles

**EXTERIOR:** 1.7 hectares (4.3 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 198.71 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + fireplace + wood boiler

## CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), Pisa (4km; 5'), Viareggio (19km; 20'), Lucca (25km; 25'), Livorno (28km; 35'), Forte dei Marmi (34km; 30'), Pontedera (35km; 35'), Volterra (69km; 1h 15'), San Gimignano (83km; 1h 30'), Florence (98km; 1h 20')

## CLOSEST AIRPORTS

Pisa G. Galilei (8km; 15'), Firenze A. Vespucci (89km; 1h), Genova C. Colombo (164km; 1h 50'), Bologna G. Marconi (171km; 2h), Roma Fiumicino (329km; 3h 30'), Roma Ciampino (380km; 3h 50')

## VILLA SAN GIULIANO

Not far from **Pisa**, in an extremely convenient location, **luxury villa** for sale. The building (544 m<sup>2</sup> – 5,853 ft<sup>2</sup>) features traditional finishes and sought-after elements that give great charm to the property and has three floors in total.

The main entrance opens onto a spacious triple living room with large windows overlooking the park. From here one can then reach the dining room (very bright thanks to the three glass walls), kitchen, reading room, bathroom, private office space overlooking the garden and staff service area with bathroom. A large canopy ensures a pleasant outdoor space to relax in summer, with enough space also for dinners and events with friends.

A staircase leads to the upper floor, which houses the sleeping area consisting of four large bedrooms with en-suite bathrooms (the master also has an exclusive walk-in closet and pocket terrace).

In the basement, on the other hand, the cellar has been converted into a spacious rustic living room with a fireplace accompanied by a wine cellar.

The house is equipped with an alarm system and video surveillance for security, as well as electric vehicle charging stations in the park for the nine covered parking spaces.

## EXTERIOR

The building is nestled in a **private park of 17,400 m<sup>2</sup>**, fully fenced and surrounded by trees that provide privacy and shelter from prying eyes. Access is via electric gate directly from the road.

A small **storage room** (13 m<sup>2</sup> – 140 ft<sup>2</sup>) provides shelter for garden care tools.

## GEOGRAPHIC POSITION

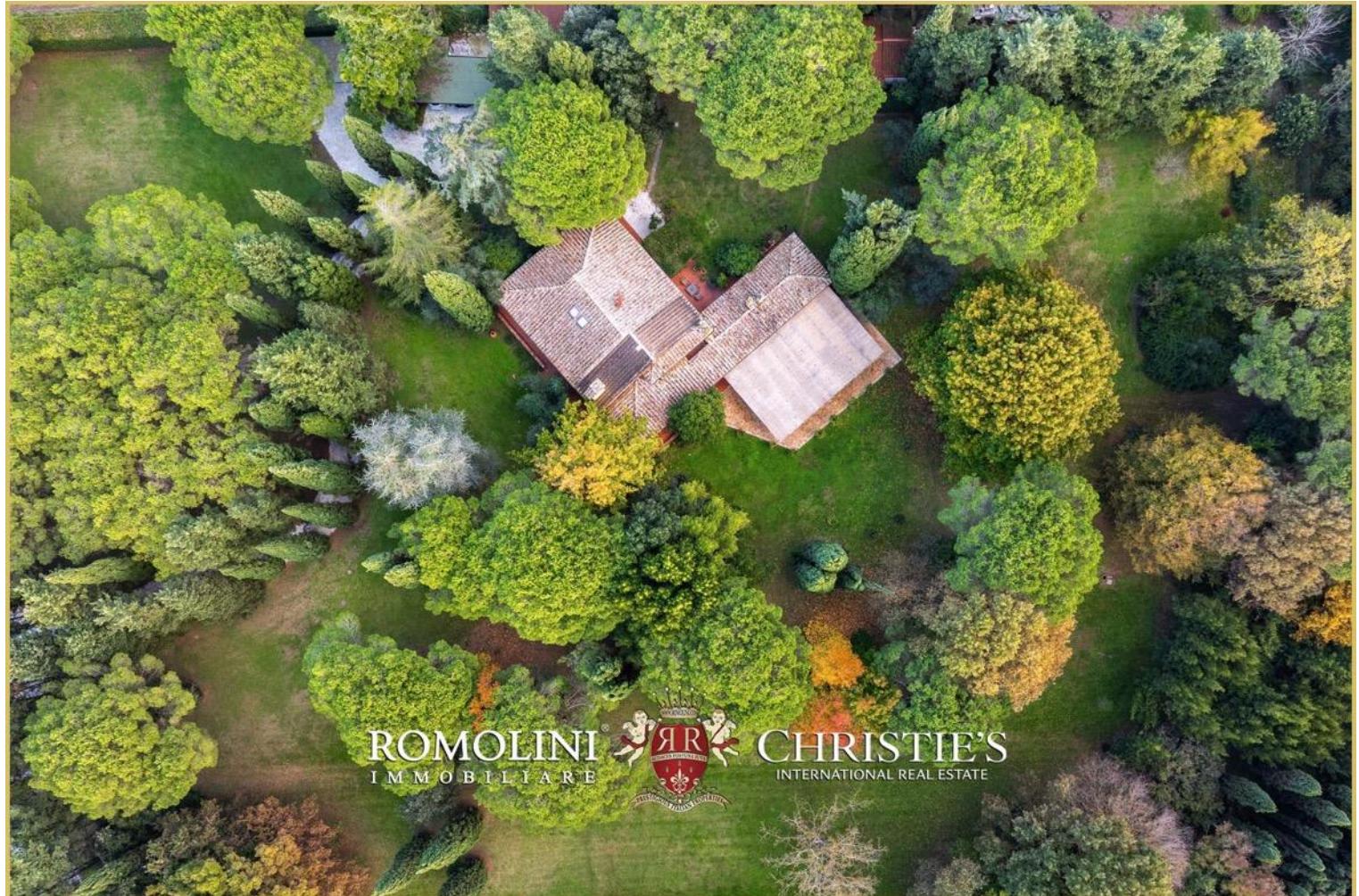
As for services, the property is less than five minutes' drive from three well-stocked supermarkets (*Conad, Coop, Carrefour*). The historic center of Pisa is easily reachable by car in just over five minutes while a little further away (7') are the junctions of the **A11 and A12 highways** that allow easy access to much of Italy. Pisa Airport, very convenient for both domestic and international flights, is about a quarter-hour drive away.



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