

PERIOD VILLA WITH DEPENDANCE FOR SALE IN PISA, TUSCANY

Pontedera – Pisa – Tuscany



Interiors
464 m²

Bedrooms
5

Bathrooms
3

Total land
2.3 ha

Located in the rolling Tuscan hills of the province of Pisa, just a few minutes from the village of Capannoli, this elegant property perfectly embodies the essence of Italian living: privacy, beauty, and authenticity. Surrounded by approximately 2.3 hectares of private land comprising lawns, woods, and an orchard, the villa enjoys a secluded and charming atmosphere, where nature becomes an integral part of the living experience, ensuring tranquility and direct contact with the landscape.

SUMMARY OF THE PROPERTY

REFERENCE #: 2976 – VILLA BARTOLOMEO

TYPE: manorial villa

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 464 square meters (4,992 square feet)

TOTAL ROOMS: 18

BEDROOMS: 5

BATHROOMS: 3

ANNEXES: guesthouse, garage

MAIN FEATURES: vaulted ceilings, original frescoes, parquet flooring, etched stone fireplaces, *pietra serena* staircase, guesthouse to be restored, garage, garden, orchard

EXTERIOR: 2.3 hectares (6.7 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_{gl, nren} = 223.67 kWh/m²year)

HEATING SYSTEM: radiators + solar panels

CLOSEST CITIES AND TOWNS

Capannoli (1km; 2'), Ponsacco (4km; 5'), Pontedera (10km; 15'), Casciana Terme (12km; 20'), Lari (10km; 15'), San Miniato (28km; 30'), Volterra (33km; 40'), Pisa (35km; 35'), Lucca (40km; 40'), San Gimignano (43km; 55'), Livorno (45km; 40'), Pistoia (58km; 1h), Florence (75km; 1h 10'), Siena (85km; 1h 30')

CLOSEST AIRPORTS

Pisa G. Galilei (30km; 30'), Firenze A. Vespucci (70km; 1h), Bologna G. Marconi (160km; 2h), Roma Ciampino (300km; 3h), Roma Fiumicino (320km; 3h 15')

VILLA BARTOLOMEO

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Surrounded by approximately **2.3 hectares of private land** comprising lawns, woods, and an orchard, the villa enjoys a secluded and charming atmosphere, where nature becomes an integral part of the living experience, ensuring tranquility and direct contact with the landscape.

The **main villa** (340 m² – 3,658 ft², 4 bedrooms, and 2 bathrooms), arranged over two levels, stands out for its spacious, bright, and harmoniously distributed rooms. The entrance opens onto a majestic foyer leading to the formal living areas: a refined dining room with a fireplace, a main kitchen flanked by a practical kitchenette, and additional living rooms ideal for entertaining guests in a setting of great elegance. On the ground floor, there is also a bedroom with an en-suite bathroom.

An imposing staircase leads to the upper levels, where a convenient laundry area with a guest bathroom has been created on the mezzanine floor. The first floor houses the sleeping quarters, characterized by versatile and charming spaces: a bedroom with an office space, an additional living room, a second bedroom, a walk-in closet (easily convertible into another bedroom), a bathroom, and a bright master bedroom.

The property has recently been upgraded with energy-efficiency improvements, including exterior insulation, new-generation windows and shutters, and a condensing boiler, ensuring living comfort and sustainability.

The property is completed by a **guesthouse** (80 m² – 861 ft², 2 bedrooms and 1 bathroom), in need of renovation and with the potential for expansion up to approximately 150 m², and **two spacious garages** (44 m² – 473 ft²).

The surrounding land offers the opportunity to build a panoramic swimming pool, transforming the property into a true charming retreat immersed in nature.

An automatic gate, alarm system, and video surveillance ensure high standards of security and peace of mind.





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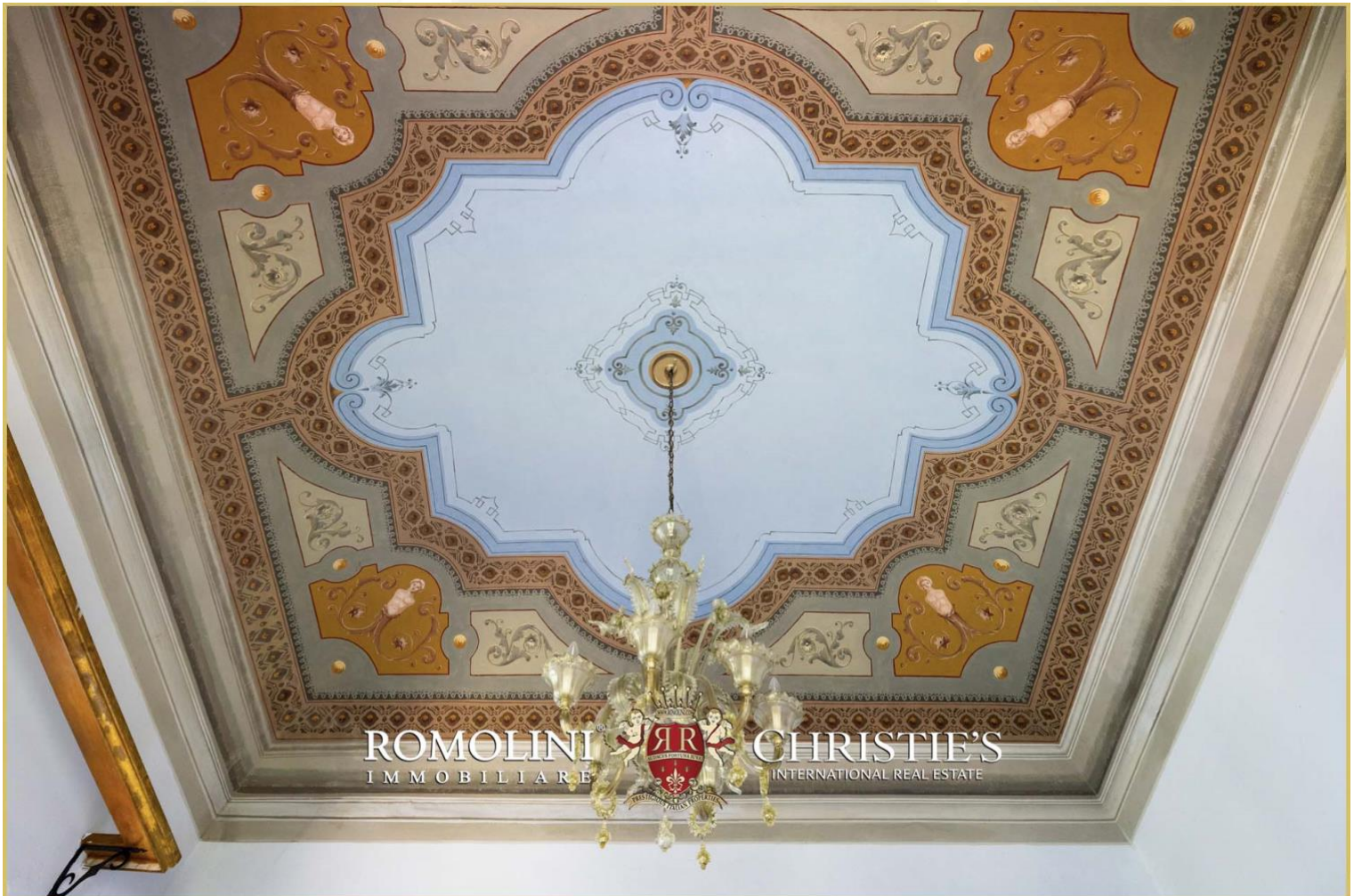




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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com