VILLA WITH POOL FOR SALE IN FUCECCHIO, BETWEEN FLORENCE, PISA AND LUCCA

Fucecchio – Firenze – Toscana



Interiors	Bedrooms	Bathrooms
362 m²	5	5

Total land	Swimming pool
1.1 ha	14 × 6 m

In the hills of **Fucecchio**, centrally located between **Florence**, **Pisa**, and **Lucca**, a villa with a pool is for sale. The property (362 m² – 3,895 ft², 5 bedrooms, and 5 bathrooms), built in **2006**, is currently divided into **three independent units**, perfect for a tourist accommodation business; however, the building's layout also allows for use as a private home with guest quarters. The basement features three spacious rooms used as cellars/storage areas.

- ***Apt. A***: living room with dining area, kitchen with pantry, bedroom, and bathroom;
- ***Apt. B***: living room, dining room with open kitchen, and two bedrooms, each with a private bathroom and walk-in closet;
- ***Apt. C***: living room, dining room with open kitchen and panoramic terrace, and two bedrooms with private bathrooms and walk-in closets.

The building is surrounded by approximately **11,000 m² of well-maintained gardens** dotted with ornamental trees. Just a short walk from the villa is the **14 × 6 m swimming pool** with a terracotta sun deck. The entire property is surrounded by tall trees that ensure privacy and seclusion.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3105 – VILLA FUCECCHIO
TYPE: villa
CONDITIONS: restored
LOCATION: hilly
ACCESS: unpaved road

INTERIORS: 362 square meters (3,895 square feet)
TOTAL ROOMS: 15
BEDROOMS: 5
BATHROOMS: 5
ANNEXES: no

MAIN FEATURES: reinforced concrete structure, wooden beams, brick arches, terracotta floors, shed, panoramic terrace, garden, swimming pool

EXTERIOR: 1.1 hectares (2.7 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 14 × 6 m

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: LPG
ENERGY CERTIFICATE: C ($EP_{gl, nren}$ = 74.20 kWh/m^2year)
HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), San Miniato (8 km; 10'), Santa Croce sull'Arno (10 km; 15'), Cerreto Guidi (12 km; 15'), Empoli (16 km; 20'), Montopoli in Val d'Arno (18 km; 20'), Castelfiorentino (25 km; 30'), Lamporecchio (25 km; 30'), Pontedera (30 km; 30'), Pistoia (30 km; 35'), Lucca (32 km; 35'), Montecatini Terme (35 km; 40'), Prato (45 km; 45'), Pisa (41 km; 40'), Viareggio (60 km; 55'), Florence (50 km; 40'), Livorno (55 km; 50'), Forte dei Marmi (65 km; 1h), San Gimignano (55 km; 55'), Volterra (65 km; 1h 10'), Siena (77 km; 1h 15'), Carrara (85 km; 1h 15'), Massa (80 km; 1h 10'), Bologna (134 km; 1h 30'), Arezzo (120 km; 1h 35'), Lucca (32 km; 35'), Rome (317 km; 3h 10')

CLOSEST AIRPORTS

Pisa G. Galilei (40 km; 40'), Firenze A. Vespucci (50 km; 45'), Bologna G. Marconi (135 km; 1h 30'), Perugia San Francesco d'Assisi (175 km; 2h), Genova C. Colombo (185 km; 2h), Roma Ciampino (325 km; 3h 10'), Roma Fiumicino (346 km; 3h 20')

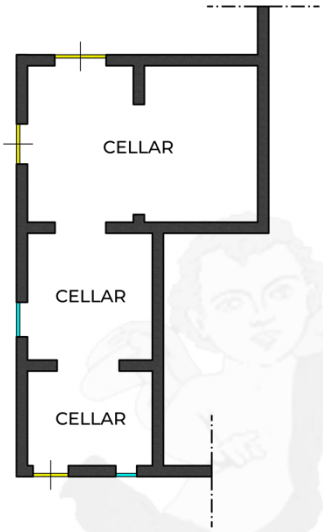
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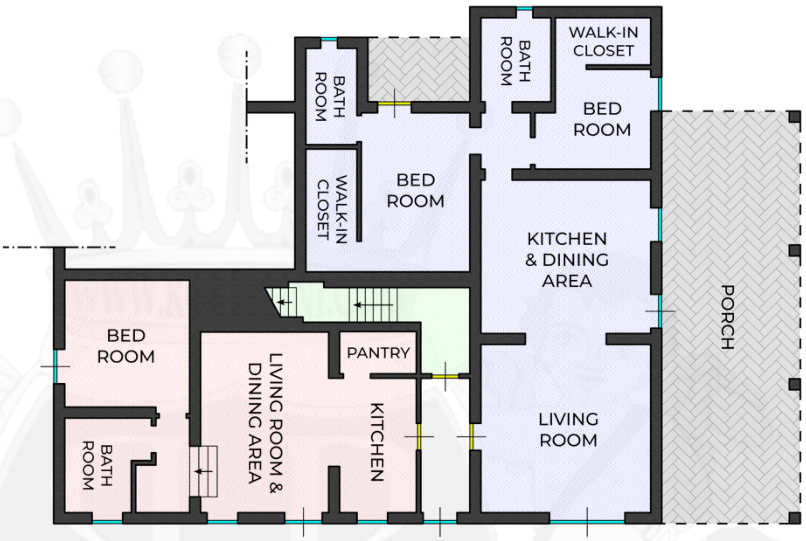
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FLOOR PLANS OF THE VILLA

BASEMENT



GROUND FLOOR



FIRST FLOOR



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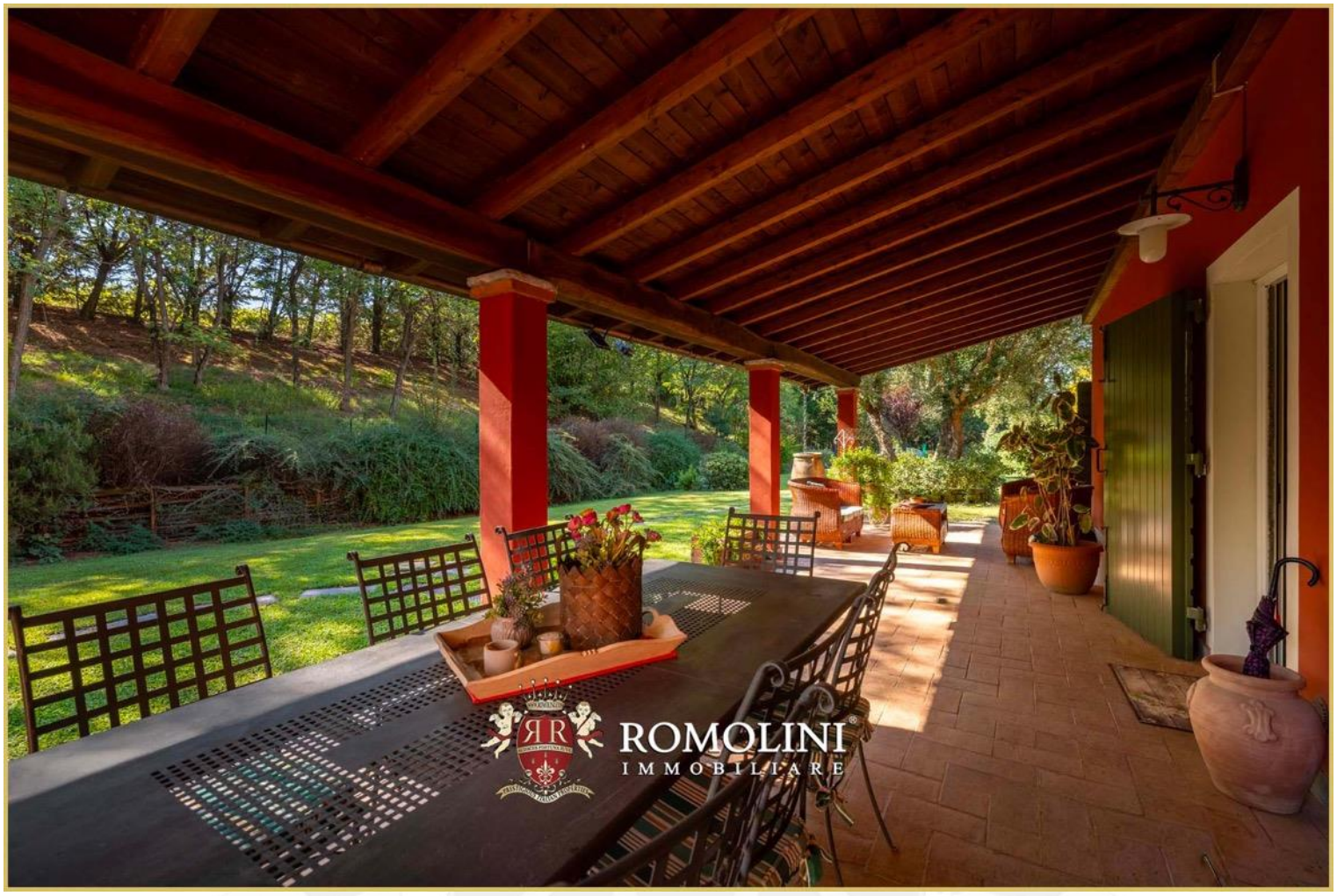

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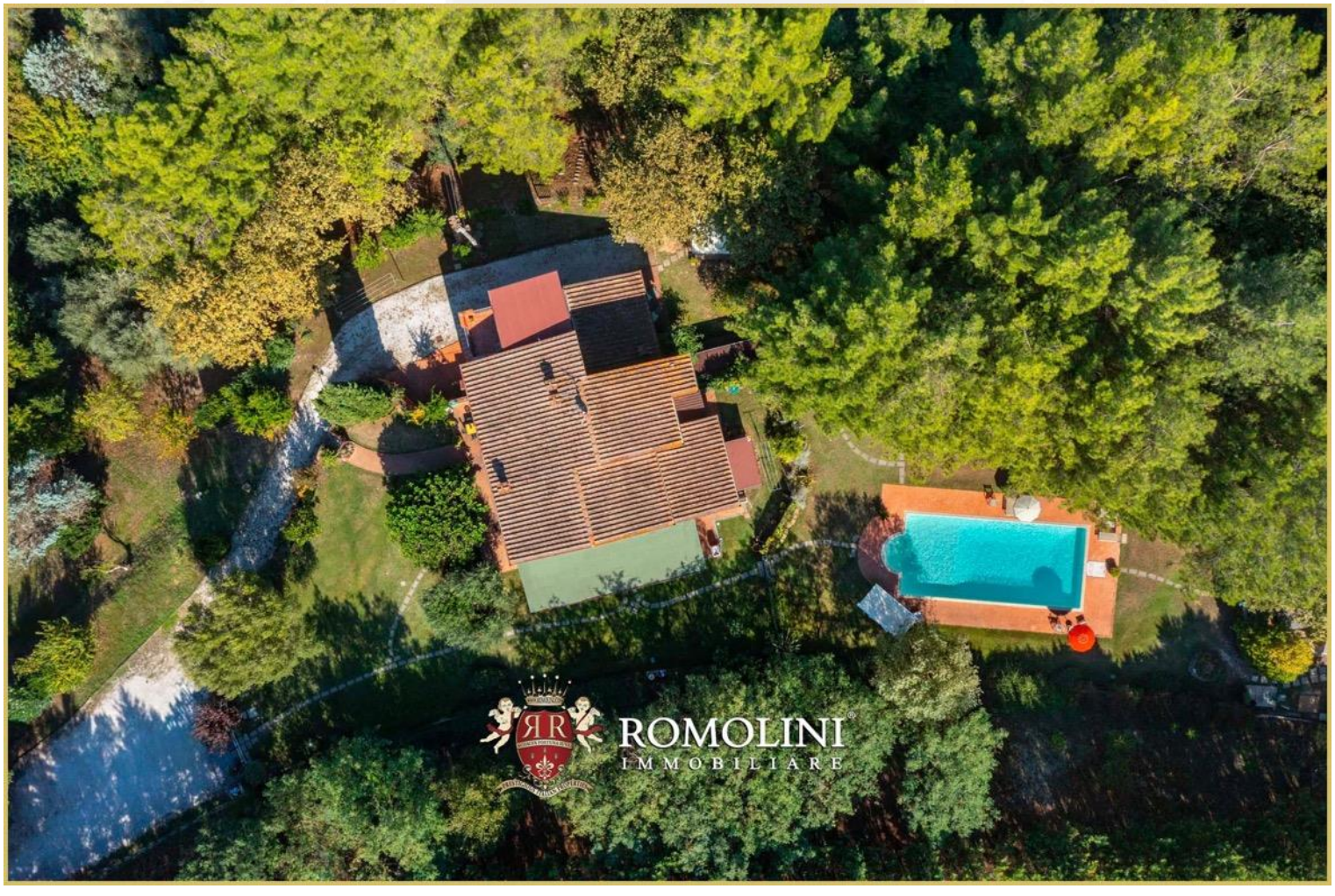

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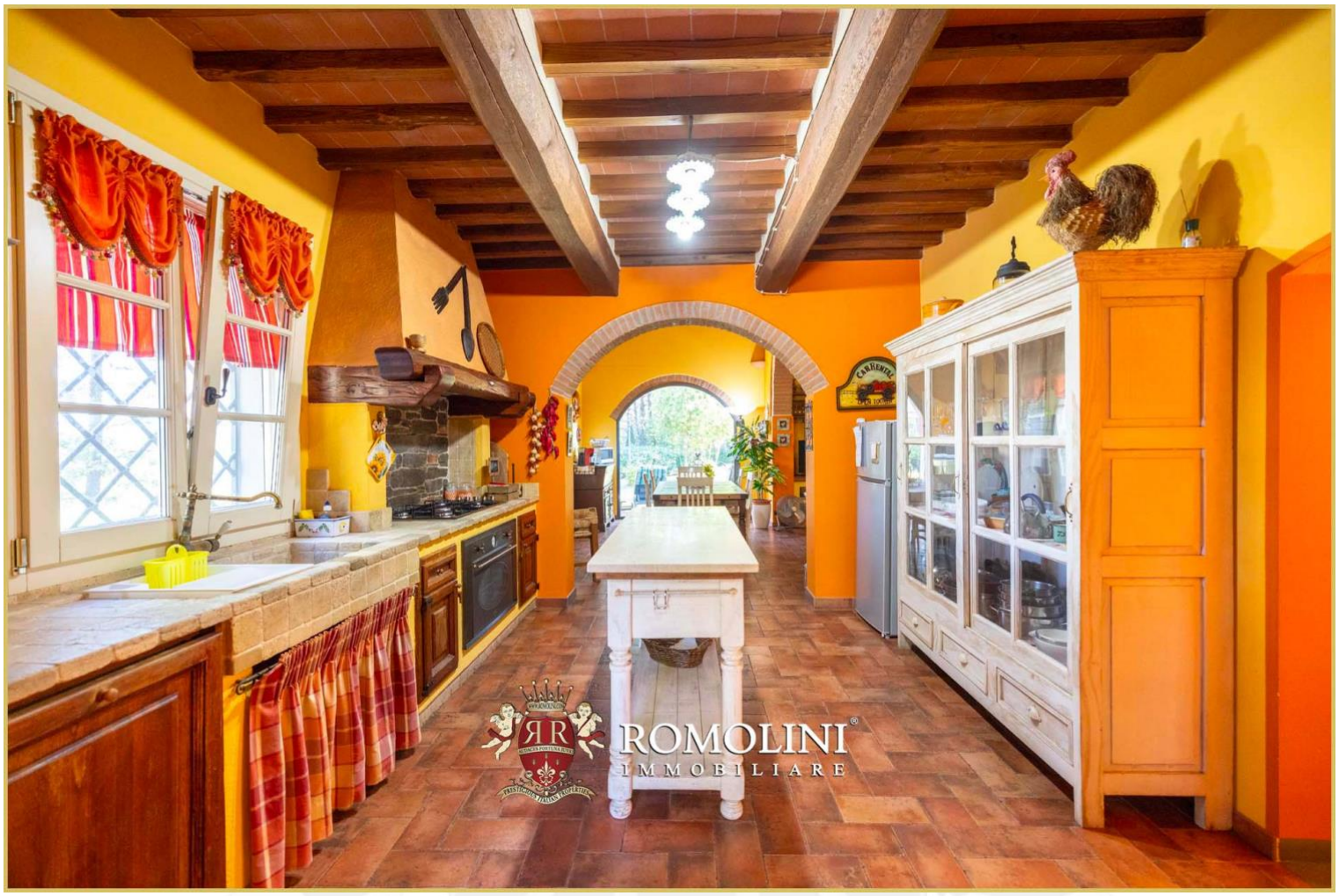

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