FRESCOED PERIOD VILLA TO BE RESTORED FOR SALE IN PONTEDERA, TUSCANY

Pontedera – Pisa – Tuscany



Interiors	Bedrooms	Bathrooms
524 m²	Up to 8	Up to 5

Garden
5,710 m²

On the hills of Pontedera, halfway between Pisa and Florence, a frescoed period villa with park for sale. The building is spread over four levels in total and requires renovation and maintenance work, particularly regarding the quite dated plant system. In terms of finishes, the villa features a spectacular double staircase and architectural details of particular interest that help enhance the interior spaces. Marble floors and frescoes are further distinctive elements of the property.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3144 – VILLA PONTEDERA
TYPE: period villa
CONDITIONS: to be renovated
LOCATION: hilly, panoramic
ACCESS: excellent

INTERIORS: 524 square meters (5,638 square feet)
TOTAL ROOMS: 18
BEDROOMS: up to 8
BATHROOMS: up to 5
ANNEXES: storage

MAIN FEATURES: marble and terracotta floors, frescoed walls, wooden beams, vaulted ceilings, fireplace, wooden fixtures, historical cellar, panoramic balcony, garden

EXTERIOR: 5,710 square meters (1.4 acres)
GARDEN: yes
SWIMMING POOL: no

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: natural gas
HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Capannoli (6km; 10'), Ponsacco (6km; 8'), Pontedera (8km; 10'), Casciana Terme (20km; 20'), Lari (15km; 20'), San Miniato (25km; 25'), Volterra (35km; 40'), Pisa (35km; 35'), Lucca (36km; 45'), San Gimignano (45km; 55'), Livorno (43km; 40'), Pistoia (55km; 55'), Firenze (67km; 1h 10'), Siena (90km; 1h 30')

CLOSEST AIRPORTS

Pisa G. Galilei (30km; 25'), Firenze A. Vespucci (63km; 50'), Bologna G. Marconi (150km; 1h 45'), Roma Ciampino (350km; 3h 45'), Roma Fiumicino (330km; 3h 30')

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VILLA PONTEDERA

On the hills of **Pontedera**, halfway between **Pisa** and **Florence**, a frescoed **period villa** with park for sale. The building is spread over four levels in total and requires renovation and maintenance work, particularly regarding the quite dated plant system. In terms of finishes, the villa features a **spectacular double staircase** and architectural details of particular interest that help enhance the interior spaces. **Marble floors** and frescoes are further distinctive elements of the property.

In the past, a recovery and renovation project of the villa was proposed with the following layout, without substantial changes to the building structure.
The basement houses a **cellar** (with double internal/external access), a very charming environment suitable for storage of fine wines. On the ground floor, there is the living area of the villa consisting of a large central corridor giving access to various rooms: one renovation hypothesis would have at one end the kitchen and dining room, at the other a TV room and billiard room.
The staircase leads to the first floor where there are four bedrooms and two bathrooms, plus a small study with access to the panoramic balcony. Going up again, you reach the attic where another four bedrooms and two living areas could be created, potentially with a kitchen to also create two independent housing units (depending on needs).

Outside, the property is completed by a **private garden of 5,700 m²** with paved area, ideal for organizing lunches and dinners outdoors and enjoying the outdoor spaces in the fine season. In addition, there is a convenient **storage** that allows garden maintenance equipment to be stored safely.



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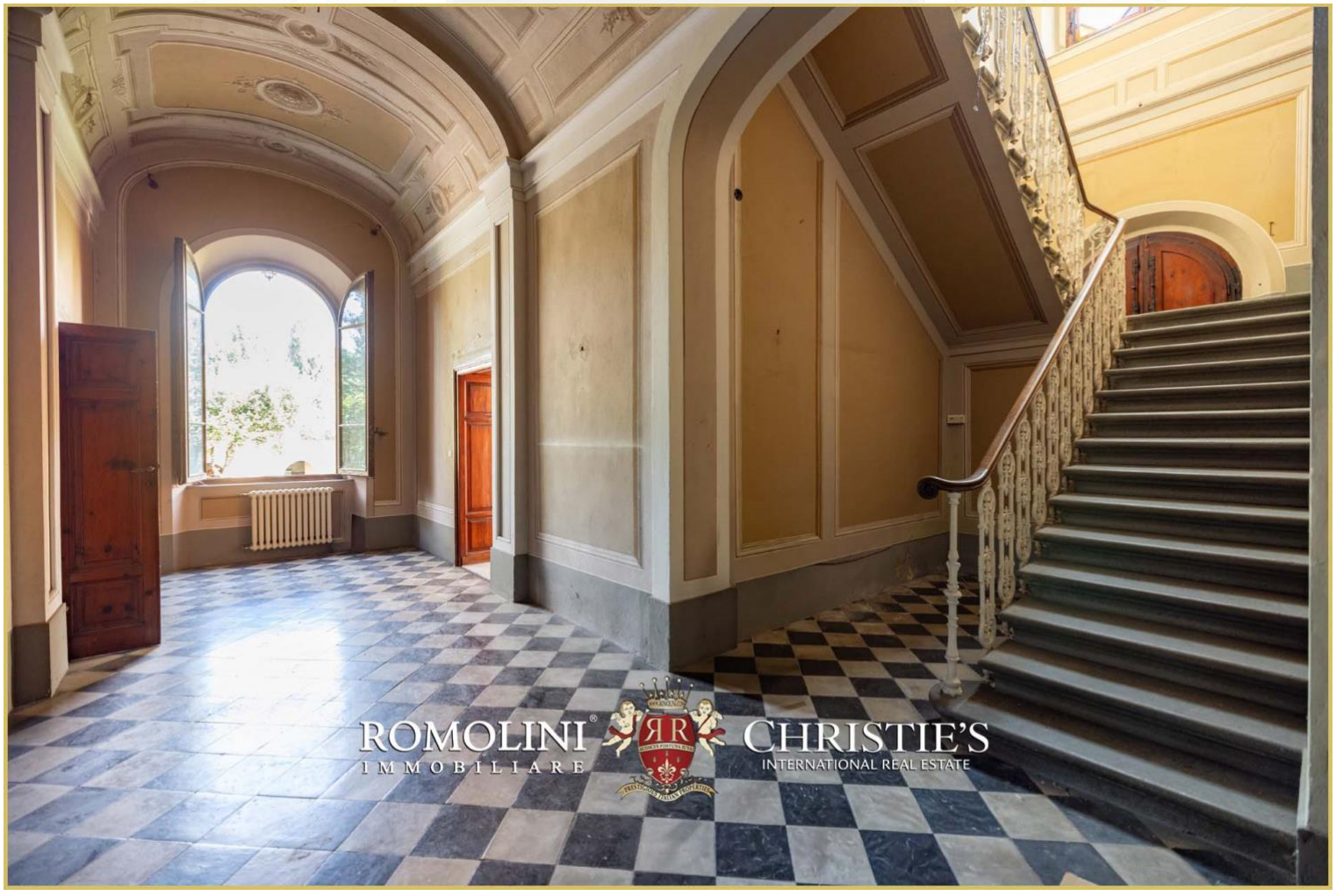

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