



Villa for sale in Collesalvetti Castell'Anselmo € 1.099.000 Ref. CBI130-1075-1169040



303 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 9

WONDERFUL VILLA WITH POOL IN THE TUSCAN HILLS

You can choose safety and health by investing in this exclusive and unique property located in the Pisano Livornese hills (17km from both Pisa and Livorno, 13km from Casciana Terme and 85km from Florence) immersed in an enchanting natural setting a few km from the sea and 15 /20 minutes from Pisa airport. Far from industrial sites, the place is pristine and healthy for the natural and detoxifying benefits it offers. The property consists of a 250 m2 villa renovated in 2006 and a 75 m2 terrace surrounded by native vegetation and 6,650 m2 of land.

It is equipped with video surveillance and security systems (burglar alarm, shatterproof glass, etc.)

The property is accessed through an automated wrought iron gate, along an avenue surrounded by greenery, among olive groves (48 productive plants), flowering and fruit trees.

There are more than 60 plant species, some rare, which make this place a real botanical garden. Among these, a productive citrus grove with various cultivars.

The land, fenced around the entire perimeter, is equipped with numerous taps for taking the water from the aqueduct, from the wastewater phytodepuration plant and from a natural spring stream of probable Etruscan thermal origin. In the building, consisting of two floors above ground, we find: on the ground floor room with fireplace, lounge overlooking the pool with adjoining dining room, study room and bathroom with shower, Turkish bath, large fully furnished and equipped kitchen which leads to large tavern with antique fireplace and Finnish sauna for 3/4 people with internal access to the bathroom with shower/dressing room which also serves



the swimming pool through external access. There is also independent external access to the tavern. There is a laundry room and additional appliances. On the side is the oval infinity pool with small beach and exedra steps, covered with a structure with sliding polycarbonate panels. The swimming pool can be heated up to 30 degrees in winter with an additional LPG boiler and solar panels. In the garden there are outbuildings serving the house, garden and swimming pool. Oven and barbecue.

From the ground floor an internal mahogany staircase leads to the upper floor which is also accessible from an independent entrance accessible by car.

The first floor has direct access to the large terrace and consists of 3 large double bedrooms and 1 single bedroom with a bathroom suitable for the disabled and 2 further bathrooms.

The property, due to the layout of the entrances and services, lends itself to possible subdivision into two different housing units.

The heating of the two floors consists of 2 separate systems. Present air conditioning system with heat pump.

THE VILLA WHICH CAN ACCOMMODATE UP TO 8 PEOPLE IS PERFECTLY LENDABLE AS AN INVESTMENT TO BE INSERTED IN THE CIRCUIT OF NATIONAL AND INTERNATIONAL LUXURY SHORT-TERM RENTALS WITH AN ESTIMATED WEEKLY PROFITABILITY BETWEEN 550 AND 900 EUROS PER PERSON.

Certification

Energy Class: F

EPglnr: 185.86 kwh/□

Features

Property ID: CBI130-1075-1169040

Contract: Sale

Categoria: Villa

Zip Code: 57014

Municipality: Collesalveti

Zona: Castell'Anselmo

Total sqm: 303 sq.m.

Bedrooms: 5

Bathrooms: 5

Rooms: 9

Internal condition: Excellent

Floor: Multi-Storey

Total floors: 2

Independent heating: Heating

Date of construction: 1980

Current Status: Available after the deed of sale

Terrace: Present

Kitchen: Regular Kitchen













