



# **Farmhouse for sale in Peccioli Legoli € 770.000 Ref. CBI129-2210-130133**



## **280 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 12**

Casale Leopoldo with swimming pool is located in a panoramic position on a ridge in the Valdera countryside, from which it dominates the surrounding landscape of the rolling Tuscan hills.

The farmhouse is on two levels, with a gross surface area of 280 sq.m. The facades of the house are in brick and stone with an external staircase leading to the first floor, typical of farmhouses. Its structure has a rectangular base and a gabled roof. It boasts ancient origins, its hints can already be found in the Leopoldine Land Registry of 1882.

Entering the structure, on the ground floor we find a large living room with fireplace, eat-in kitchen in masonry and marble, laundry room, boiler room and a bathroom. The heating is already set up, only the boiler connection is missing. The roof was completely redone in the 2000s with double insulation, the property has been completely renovated for about fifteen years. On the first floor, we find another large room, three double bedrooms and a twin bedroom with mezzanine and two bathrooms. It is possible to divide the property into two residential units. Externally the house is surrounded by about 3 hectares of land from which you can admire the Pisan hills and where we find an ancient wood-burning oven of 35 square meters expertly recovered.



From the beautiful swimming pool, in a raised position, you can appreciate beautiful glimpses of landscapes. The size of the pool is approximately mt. 12x6 two meters deep, entirely built in reinforced concrete with Roman steps, with hot water, cold water system. In the garden there are various gazebos where you can share convivial and relaxing moments, and a parking area.

The farmhouse is about 50 km from Pisa airport, and is close to important locations such as Castelfalfi for those who love golf, Lajatico, the birthplace of the famous tenor Bocelli with its famous theater of silence, and other places such as Peccioli, Lari, Casciana Thermal baths, which boast an orange flag for the environmental tourism quality mark, and also important cities of art and culture of our Tuscany, such as Florence, Siena, Volterra.

\*For privacy reasons, the address in the file is indicative and the property is located nearby\*

## Certification

**Energy Class:** G

**EPglnr:** 561.19 kwh/□

## Features

Property ID: CBI129-2210-130133

Contract: Sale

Categoria: Farmhouse

Address: Via Libbiano Legoli, 57

Zip Code: 56037

Municipality: Peccioli

Zona: Legoli

Total sqm: 280 sq.m.

Bedrooms: 4

Bathrooms: 3

Rooms: 12

Internal condition: Excellent

Floor: Buildings

Total floors: 2

Parking space: Uncovered Parking

Date of construction: 1765

Current Status: Available after the deed of sale

Garden: Private

Sea distance: 55.000 meter

Kitchen: Regular Kitchen









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