



Villa for sale in San Miniato Cusignano € 1.500.000 Ref. CBI148-2221-155



400 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 12

Located in a fabulous spot, not far from the touristic village of San Miniato in Tuscany, this property is enjoying breath-taking views of the Tuscan rolling hills and the serenity of the countryside.

The perfect space to relax and take in the unique natural beauty that will surrounds the property.

The villa is featuring a fabulous park, a swimming pool with a beautiful view of vineyards and olive groves and its own private amateur tennis court.

The property counts a total of 5 bedrooms and 4 bathrooms and is composed of: on the ground floor a very spacious built-in kitchen, dining room with fireplace and cellar, two living room, one with a large fireplace and the other overlooking the garden and, of course, a bathroom. The kitchen is extending outside on the large patio, ideal to entertain people.

On the first floor there are 4 large bedrooms, 3 of which with use of a shared bathroom, and one, the master, with its own en-suite, plus an additional storage space or single bedroom. All bedrooms overlook the villa's garden.

On the ground floor, but with its independent entrance there is also a spacious double



bedroom with private bathroom, finely covered in marble; this private room is ideal for accommodating a person with mobility difficulties, a babysitter, a maid, etc...).

Also on the ground floor, with an independent entrance, there is another large room, currently used as a laundry, but potentially convertible. On the second floor, above the master bedroom, there is a further room, now used as a storage room, which can also be converted into living space.

The house is equipped with air conditioning.

Certification

Energy Class: Under evaluation

Features

Property ID: CBI148-2221-155	Contract: Sale
Categoria: Villa	Address: san miniato
Municipality: San Miniato	Zona: Cusignano
Total sqm: 400 sq.m.	Bedrooms: 5
Bathrooms: 4	Rooms: 12
Internal condition: Excellent	Floor: Buildings
Independent heating: Heating	Parking space: Uncovered Parking
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	



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