

Villa for Sale in Pomarance Lustignano

€ 2.350.000 negotiable
Ref. CBI135-1878-1366



800 sq.m | Bathrooms: 6 | Bedrooms: 12 | Rooms: 16

Villa for sale in Lustignano - Pomarance (PI)

Built in the second half of the 19th century, this splendid historic villa stands among the Tuscan hills, precisely on the Val Cornia and the hills of Grosseto. The view it offers of the Gulf of Piombino and the islands of the Tuscan archipelago, including Elba and Montecristo, leaves anyone in ecstasy.

The residence is located in the municipality of Pomarance, an ancient Tuscan village surrounded by greenery, famous for its history and its landscape rich in geothermal resources.

The proximity to cities of art such as Volterra and the possibility of exploring the Monterufoli-Caselli nature reserve make this location a place of great charm for those seeking tranquility, natural beauty and an authentic Tuscan experience.

The villa underwent a careful restoration between 2005 and 2007, which saw the renewal of the electrical and plumbing systems, railings, grates and shutters. The original historical elements, such as the frescoed ceilings and period floors, have been preserved.

The property demonstrates a perfect balance between elegance and functionality. It is enriched by modern solutions, such as the geothermal heating system, to ensure sustainable and economic management.

Interior spaces ● Ground floor: a large living room, a dining room and a large kitchen with a characteristic fireplace. The floor is completed by two bedrooms, both with en suite bathrooms, a utility room, a laundry room and a cellar.

● Mezzanine floor: a convenient cloakroom.



- First floor: an entrance hall, a dining room, a library and three living rooms with a large balcony. There is also a guest bathroom and a kitchen.
- Second floor: the sleeping area hosts four bedrooms, three of which have en suite bathrooms, and two living rooms, perfect for moments of relaxation or for hosting events.
- Attic floor: this floor, with the imposing exposed beams typical of Tuscan tradition, is currently unrenovated, but the existing connections make it ideal for the creation of additional residential spaces. With appropriate interventions, six large bedrooms and three bathrooms can be obtained.
- Altana: a spiral staircase leads to the altana, which offers a 360-degree panoramic view, embracing the Tuscan hills and the sea.

External spaces and annexes
 The villa is surrounded by a park of about 38,000 square meters. The upper part of the park is dominated by centuries-old holm oaks and cypresses, while the lower part opens onto the olive grove.

There are two ancient underground cisterns, capable of collecting up to 80 cubic meters of rainwater. The park can therefore be irrigated without resorting to the public network.

A few steps from the villa there is a newly built annex, currently used as an art atelier, with a surface area of approximately 80 m2 including a greenhouse.

Between the villa and the annex there is an elegant terracotta terrace, with stone walls, overlooking the garden.

The property also includes the ancient stone volumes of a stable and a shed, ideal for being transformed into a spa thanks to the presence of geothermal water. The construction of a swimming pool has already been planned, with water and electricity connections already in place.

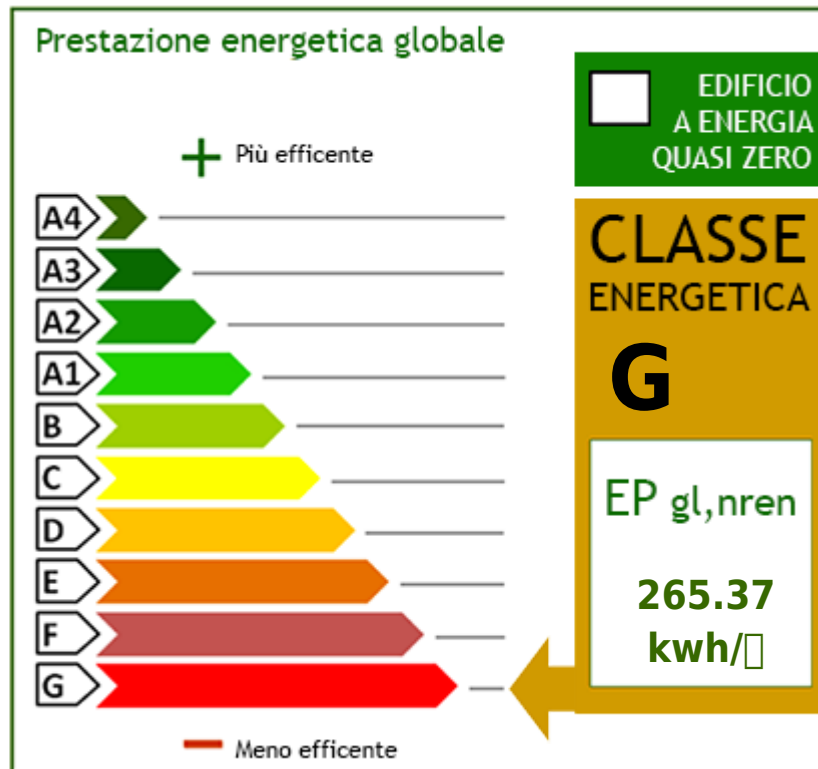
Location and connections
 Despite the absolute privacy and tranquility, the villa is located in the immediate vicinity of the village of Lustignano, served by shops, a bar, a post office and a medical clinic.

Some of the most famous Tuscan towns, such as Volterra and Massa Marittima, are just a short distance away, while the beaches of the Sterpaia Nature Reserve can be reached in around 30 minutes.

Pisa-Galileo Galilei Airport is located approximately 60 km away and offers convenient national and international connections. Florence-Peretola Airport, located approximately 90 km away, is also an excellent option for flights to numerous destinations.

Property Informations

Address: Via Castello, snc	Zip Code: 56044
Bedrooms: 12	Bathrooms: 6
Rooms: 16	Internal condition: Restored
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: 0000-00-00	Floor: Building
Total floors: 4	Parking space: Uncovered
Date of construction: 1850	Current Status: Available after the deed of sale
Balconies: Present	Garden: Private
Kitchen: Eat-in kitchen	





Immobiliare Morabito

Corso Sempione, 44 - Milano (MI) - Phone number +(39) 3492795950
morabito@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
VAT 04954530962







