



## **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, the villa has three floors plus a roof terrace.

On the ground floor there is a lounge, a dining room, a large kitchen with a characteristic fireplace, two bedrooms with en-suite bathrooms, a technical room, a laundry room and a cellar.

On the mezzanine floor there is a comfortable wardrobe room.

On the first floor there is an entrance hall, a dining room, a library, three lounges with a large balcony, a courtesy bathroom and a kitchen.

On the second floor there are four bedrooms, three en-suite bathrooms and two living rooms.

The attic floor, with Tuscan boldness, characterized by imposing exposed beams, has the heights to create other residential environments. Currently not renovated, the attic is already equipped with connections for the electrical, hydraulic and heating systems. With appropriate interventions the plan is suitable for creating six large bedrooms and three bathrooms.

The roof is accessed via a spiral staircase to a roof terrace which allows for a 360 degree view.

Almost all the rooms distributed over the four floors of approximately 200 m2 each have beautiful frescoed ceilings.

The villa underwent careful restoration in all its parts between 2005 and 2007.

All the electrical and hydraulic systems date back to the time of the restoration, as do the railings, grates and shutters.

The geothermal heating system guarantees low-cost management.



The property includes the ancient stone volumes of a stable with garage and wash houses adjacent to the ground floor, in which it is possible to create a spa, using geothermal water.

In the park which extends for approximately 38,000 m2, there is a newly built outbuilding, complete with services, currently used by the property as an art studio, of approximately 80 m2 including a greenhouse.

Between the villa and the annex there is a valuable terracotta terrace with stone walls, another terracotta terrace is located in front of the atelier. a short distance from the latter, there are water and electricity connections for the construction of a swimming pool.

Upstream from the villa there is a centuries-old park of holm oaks and cypresses, downstream the garden overlooks the olive grove with around 120 plants. two ancient underground brick cisterns for rainwater of approximately 80 cubic meters in total allow irrigation without resorting to the public network.

Access to the villa is via two entrances with two tree-lined avenues of lime and horse chestnut trees, each served by a driveway gate, the upper one is automated, there is also a small gate that accesses a local road that leads directly into the village.

Above the park there is a large ruined stable, regularly stacked, which can be recovered as a volume to create another outbuilding.

While enjoying absolute isolation, tranquility and privacy, the villa is close to the town which is served by a grocery store, a bar, a post office, a medical clinic with ambulance and sports facilities including a tennis court and a five-a-side football pitch. .

This splendid property, adequately inserted in the landscape of the Tuscan hills, is located in a dominant position over the Val Cornia and the hills of Grosseto, overlooking the Gulf of Piombino and the islands of Elba and Montecristo, halfway between Volterra and Massa Marittima. In about 30 minutes you can reach the beautiful beaches of the Sterpaia Nature Reserve.

## Property Informations

<b>Address:</b> Via Castello, snc	<b>Zip Code:</b> 56044
<b>Bedrooms:</b> 12	<b>Bathrooms:</b> 6
<b>Rooms:</b> 16	<b>Internal condition:</b> Restored
<b>---&gt; data_operazione &lt;---:</b> 0000-00-00	<b>---&gt; esclusiva &lt;---:</b> 1
<b>:</b> 0000-00-00	<b>Floor:</b> Building
<b>Total floors:</b> 4	<b>Parking space:</b> Uncovered
<b>Date of construction:</b> 1850	<b>Current Status:</b> Free at the deed
<b>Balconies:</b> Present	<b>Garden:</b> Private
<b>Kitchen:</b> Regular Kitchen	





















