Reliance Group
Via Giovanni Boccaccio N° 37 - 20123 Milano
Phone number (+39) 02 312179

Villa for Sale in Collesalvetti
€ 880.000
Ref. CBI130-1580-1169244



303 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 7

In the heart of the natural reserves of the Livorno Mountains and the Oasi della Contessa, this splendid property represents an oasis of well-being and safety, far from industrial sites and immersed in an uncontaminated environment. Just 17 km from Pisa and Livorno, 85 km from Florence and 15 minutes from Pisa airport, this villa is the ideal choice for those who want to live in the tranquility of nature without giving up proximity to the main urban centers and the sea.

Renovated in 2006, the villa is spread over 250 square meters and boasts a magnificent panoramic terrace of 75 square meters. Surrounded by 6,650 square meters of fenced land, it hosts a real botanical garden, with over 60 plant species, including a productive citrus grove with selected cultivars and 48 centuries-old olive trees. Water is a precious element of this property, thanks to the presence of:
• aqueduct
• wastewater phytoremediation plant
• natural spring stream, probably of Etruscan thermal origin

Access to the villa is through an elegant automated wrought iron gate, which leads along a charming tree-lined avenue.
The villa is spread over two floors above ground, with spaces designed for maximum comfort.

Ground floor
• large living area with fireplace and view of the pool

• lounge with adjoining dining room
• study/bedroom and bathroom with Turkish bath shower
• fully equipped kitchen, with direct access to the large tavern equipped with:
• ancient fireplace
• Finnish sauna for 3/4 people
• bathroom/changing room with direct access to the pool
• laundry room with additional appliances
• outside there is a charming infinity pool, which can be heated up to 30°C with an LPG boiler and solar panels. The pool is protected by a sliding polycarbonate structure, which allows it to be used all year round. In the garden there is also a wood-burning oven, barbecue and annexes serving the house and the pool.

Upper floor
Reachable via a mahogany staircase or from an independent entrance, the first floor offers:
• 3 large double bedrooms and a single bedroom
• 3 bathrooms, one of which is accessible to people with disabilities
• direct access to the large panoramic terrace

Thanks to its layout and independent entrances, the villa can be easily divided into two independent housing units.

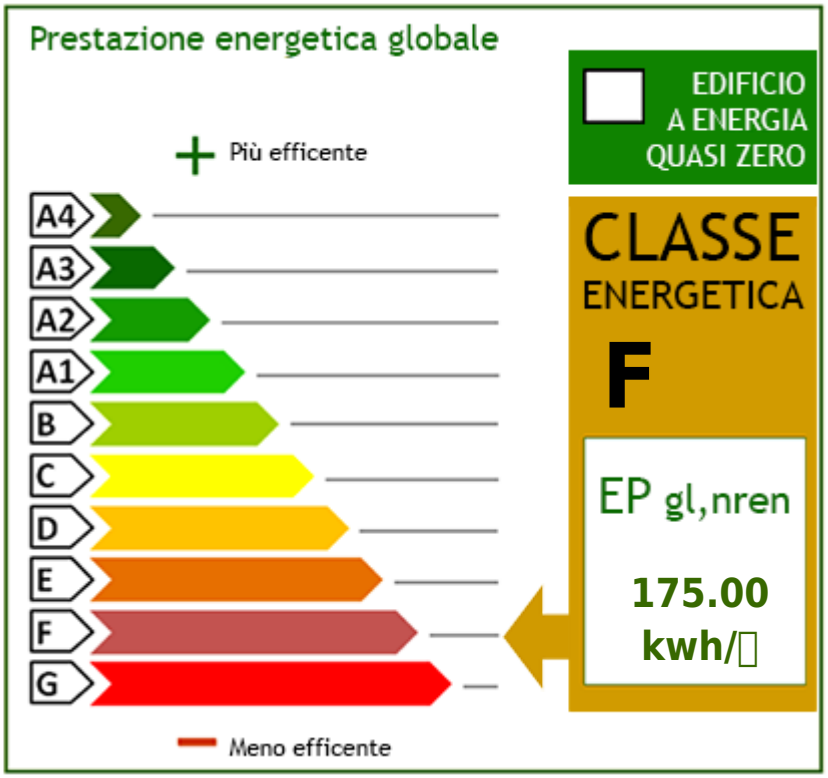
Security, technology and guaranteed investment
Equipped with advanced security systems (video surveillance, burglar alarm, shatterproof glass), the property guarantees tranquility and protection. The heating is divided into two separate systems, while comfort is ensured by the heat pump air conditioning.

Perfect both as a private residence and as a luxury investment, the villa can accommodate up to 8 people and is ideal for inclusion in the high-level short-term rental circuit, with an estimated profitability of between 550 and 900 euros per person per week.

A unique opportunity for those who want to live immersed in nature, without sacrificing luxury, safety and profitability.

Property Informations

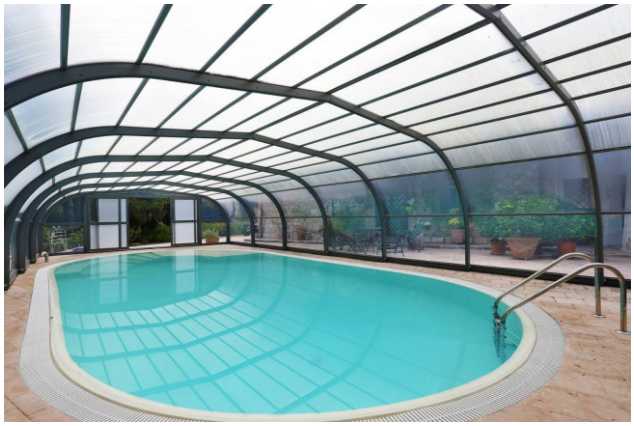
Address: Via di Torretta Vecchia	**Zip Code**: 57014
Bedrooms: 5	**Bathrooms**: 3
Rooms: 7	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	: 1.95
: 0000-00-00	**Floor**: Building
Total floors: 2	**Date of construction**: 1980
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
F
EP gl,nren
175.00 kwh/
Meno efficente

















Reliance Group
Via Giovanni Boccaccio N° 37 - Milano (MI) - Phone number (+39) 02 312179
reliance@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Reliance Group
Via Giovanni Boccaccio N° 37 - Milano (MI) - Phone number (+39) 02 312179
reliance@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Reliance Group
Via Giovanni Boccaccio N° 37 - Milano (MI) - Phone number (+39) 02 312179
reliance@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962











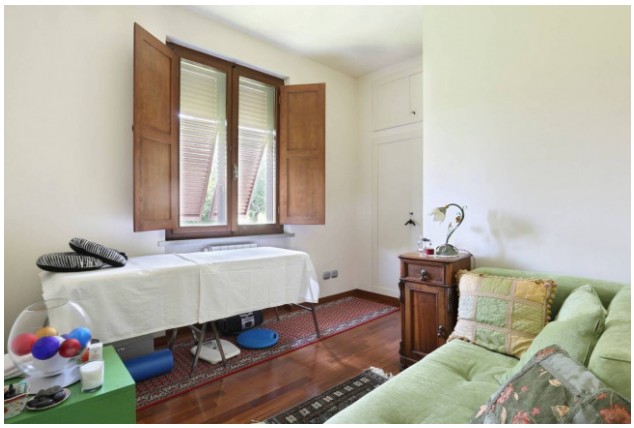






Reliance Group
Via Giovanni Boccaccio N° 37 - Milano (MI) - Phone number (+39) 02 312179
reliance@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Reliance Group
Via Giovanni Boccaccio N° 37 - Milano (MI) - Phone number (+39) 02 312179
reliance@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Reliance Group
Via Giovanni Boccaccio N° 37 - Milano (MI) - Phone number (+39) 02 312179
reliance@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

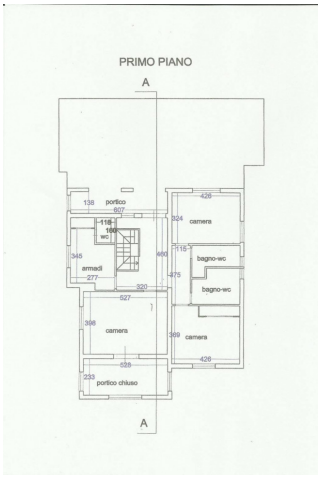


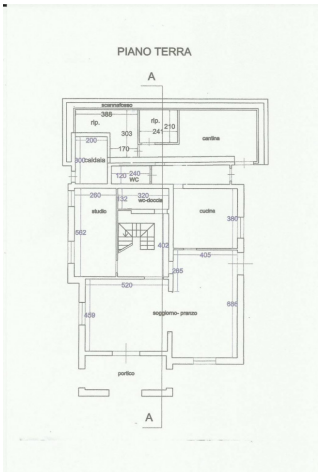












Reliance Group
Via Giovanni Boccaccio N° 37 - Milano (MI) - Phone number (+39) 02 312179
reliance@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962