



# Villa for Sale in Peccioli

## Fabbrica

### € 1.690.000

#### Ref. CBI162-2997-527



### 350 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 11

Set among the rolling hills of Tuscany, between **San Gimignano and Volterra**, This gorgeous villa is a beautifully restored stone farmhouse that combines authentic Tuscan charm with modern comfort.

The property, approximately **350 sqm**, preserves the character of traditional countryside homes, featuring **exposed wooden beams, terracotta floors, and original architectural details**, enhanced by a tasteful renovation that creates bright and welcoming living spaces.

At the heart of the villa is a **spacious living room with fireplace**, perfect for relaxing or entertaining, alongside a generous **dining area and kitchen** designed for convivial gatherings. The property offers **four bedrooms and five bathrooms**, along with additional flexible spaces that can be used as a study, guest area, or relaxation room.

Outside, the villa opens onto a **panoramic garden overlooking the Tuscan countryside**. A beautiful **terrace with pergola** provides the perfect setting for outdoor dining and long summer evenings surrounded by nature.

The property also includes an **olive grove with approximately 40 trees** and a stunning **panoramic swimming pool (15 x 6 m)** with varying depths up to 2.5 meters, ideal for enjoying the peaceful landscape.

Thanks to its location and layout, This Villa is ideal both as a **private residence** and as a **charming hospitality property or investment in the Tuscan countryside**.

A timeless retreat where nature, history, and the beauty of Tuscany come together.



## Certification

Energy Class: G

## Property Informations

**Address:** Via di cedri, 50

**Zip Code:** 56037

**Bedrooms:** 4

**Bathrooms:** 5

**Rooms:** 11

**Internal condition:** Excellent

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**Floor:** On two levels

**Total floors:** 2

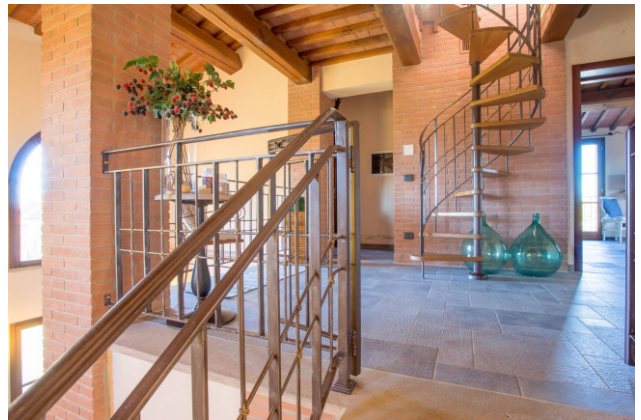
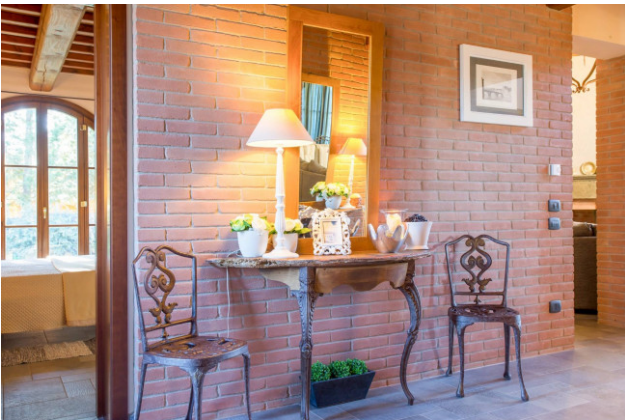
**Parking space:** Covered

**Current Status:** Available after the deed of sale

**Terrace:** Present

**Garden:** Private

**Kitchen:** Eat-in kitchen



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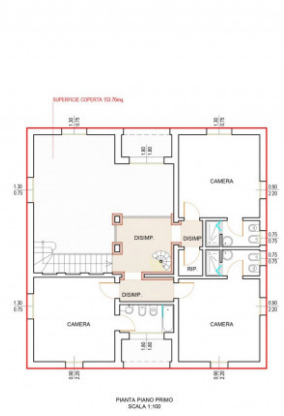
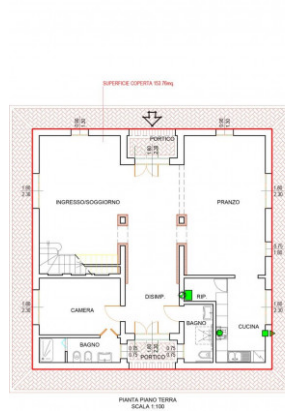
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