



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Beautiful farmhouse with panoramic views and pool | Real estate Tuscany



IT-C02-KA

Panoramic view  
56030 Terricciola  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	56030
<b>Country</b>	Italy
<b>City</b>	Terricciola
<b>Additional geographical information</b>	Pisa
<b>Living space</b>	approx. 180 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 2.880 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	790.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

This beautiful villa in the province of Pisa is located amidst the rolling Tuscan hills of the municipality of Terricciola.

The house is easily accessible via a 200 metre unpaved road and is situated in a quiet location, but at the same time close to all daily services.

The villa was completely renovated in 2021 by the current owner and extends over a total of approx. 180 sqm on two floors with a beautiful 12 sqm panoramic terrace.

On the ground floor there is: kitchen, dining room, a large living room with fireplace, bar and a small studio. On the ground floor there is also a storage room currently used as a relaxation room with direct access to the outside, a bathroom and an internal staircase leading to the first floor, as well as a technical room with independent entrance.

The first floor consists of a master bedroom with walk-in wardrobe, en-suite bathroom and access to the magnificent panoramic terrace, 2 further large double bedrooms and a bathroom.

The sale includes 2880 sqm of land with several olive trees, fruit trees, new pool 7 x 4 metres with solarium, a wood oven with barbecue, a 10 sqm outbuilding / storage room and parking with automatic access gate.

LPG gas heating with radiators.

More information and floor plans are available on request.

## Location

Terricciola, Pisa, Tuscany.

Pisa international airport is 25 minutes away as well as Lucca city, Volterra and Livorno; the train station and motorways are only 20 minutes away. In one hour it is possible to reach beautiful cities such as Florence and Siena.



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**Your contact person**

Real Estate Italy  
A company of RustiCasa Concept  
Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

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