



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Spacious country house in good condition with pool in a panoramic location | Property Tuscany



IT-1475-KA

Panoramablick  
51011 Buggiano  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	51011
<b>Country</b>	Italy
<b>City</b>	Buggiano
<b>Additional geographical information</b>	Pistoia
<b>Living space</b>	approx. 400 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Plot size</b>	approx. 40.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	5
<b>Asking price</b>	690.000,00 €
<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

Large villa in one of the most beautiful hilly landscapes in the municipality of Buggiano with panoramic views and approx. 40,000 m<sup>2</sup>.

The property is secluded but not isolated and can be easily reached via a fork in the panoramic road that connects the towns of Massa and Cozzile with that of Colle di Buggiano.

The villa consists of two flats with different, completely independent areas and the cellar with storage rooms.

The main unit consists on the ground floor of an entrance/staircase, a large living room with fireplace and direct access to a beautiful veranda overlooking the pool, a kitchen and a bathroom.

On the first floor there are 3 bedrooms and 2 bathrooms.

The basement with cellar, garage/tavern and bathroom is accessed via an internal staircase.

The smaller flat consists on the ground floor of an entrance, a kitchen, a living room with access to the veranda.

On the first floor, accessible via an exposed wooden staircase, we find a bedroom and a bathroom. Also from this part of the house you can access the cellar and the tavern rooms via an internal staircase. The property is in a good state of maintenance and is immediately habitable.

More information and floor plans are available on request.

Further and similar offers can be found on our homepage [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Buggiano, Pistoia, Tuscany.



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

### **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)

The information and advertising of **Italien Hauskauf** is not legally binding.