



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Top modern renovated villa with pool and 1.2 hectares of land | Real estate Tuscany



IT-678-KA

Panoramic view  
50054 Fucecchio  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	50054
<b>Country</b>	Italy
<b>City</b>	Fucecchio
<b>Additional geographical information</b>	Florenz
<b>Living space</b>	approx. 240 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 12.000 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Asking price</b>	1.500.000,00 €
<b>Brokerage</b>	f.d. buyer 3,66 % incl. VAT
<b>Condition</b>	As good as new
<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 villa lays in an unspoiled nature, just 30-60 minutes from the main Tuscan cities.

Built with high quality materials, the villa consists of a spacious living room with a veranda that opens onto a beautiful garden with a swimming pool.

On the ground floor there is a fully equipped kitchen, two bedrooms, a walk-in closet, a living room, two bathrooms and a technical laundry room.

In the basement, a large multipurpose room, currently used as a gym and cellar, offers the possibility of setting up a wellness area, a tavern or similar.

The villa is surrounded by 12,000 m<sup>2</sup> of land, including gardens and private forest. High quality equipped with pellet heating system and air conditioning.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Reachable via a dirt road of about 250 m, the property is only 14 km from Montecatini Terme, 25 km from Lucca, 30 km from Pistoia, 43 km from Pisa airport, 58 km from the sea and 56 km from Florence airport.



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**Your contact person**

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