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TI TROVA CASA AL MARE

Luxury villa for sale with pool in the Tuscan countryside - REF. VCA8

For Sale - Castiglione della Pescaia - countryside - P.O.A

Bedrooms: 12



## Key features

- 3 garages and extra parking on the driveway
- big lawned park with old aged pine trees and palms
- parking place
- swimming pool
- possible conversion into a luxury single country villa or a country hotel, SPP
- terrace
- typical country house close to the sea, shops and city centre
- veranda

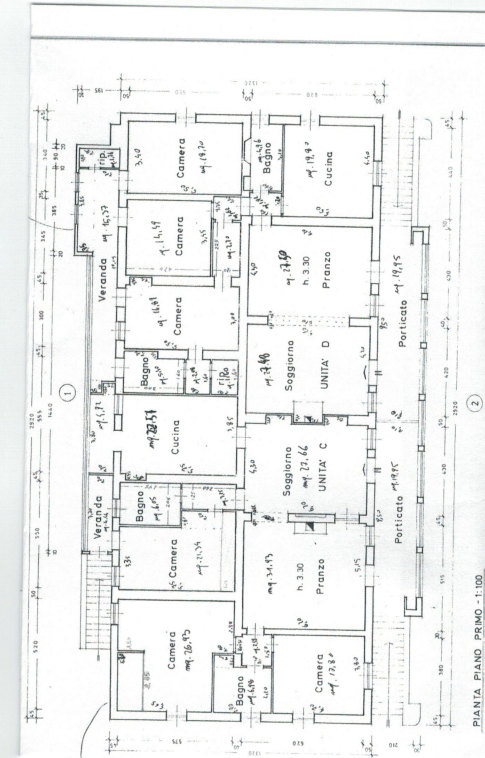
## Full description

Luxury villa for sale in Castiglione della Pescaia, immersed in the Tuscan countryside and just 4km from the village's city centre. The villa has two floors, each floor stretching over 4000 sq. ft. On the first floor, there are two apartments, each measuring 2152 sq. ft. (200 sq. m.). On the ground floor, there are also two apartments, one measuring 3230 sq. ft. (300 sq. m.); the second measuring 1076 sq. ft. (100 sq. m). The villa dates back to the second half of the 18th century and was already present in the land registry set by the Lorena family, a noble and wealthy Florentine family, in 1760. The archduke's family used it as a hunting lodge, because this area was and currently still is famous for its abundance of wildlife. Despite its historic background, it is not a listed building. Yet, it still maintains some original features, like high ceilings (3.30 m), the original fireplace, and vaulted ceilings on the ground floor. The villa is built on 1.88 acres (7600 sq. m) of land, surrounded by age old trees, and also include a swimming pool (14m x 7m, from 1m to 3.10 m high). It is the perfect place to relax in the sun by the poolside, or to cool off under the shade of the pine trees, on the well-kept lawn. You can enjoy a beautiful view of the Tuscan hills on the north side of the villa, and a serene view of the private park from the terrace on the south side.

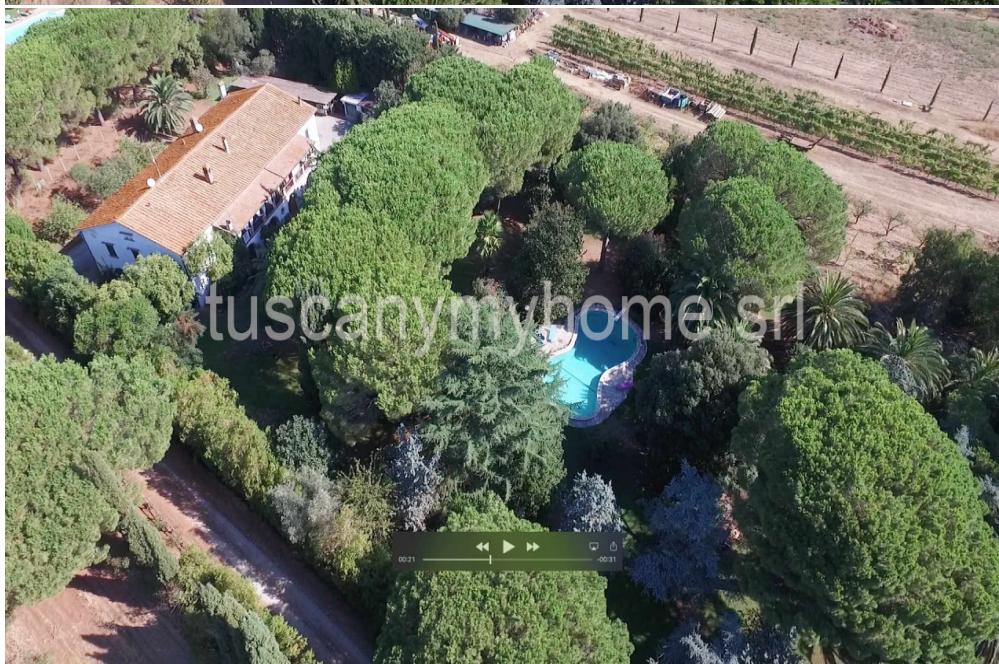
For those who want to use it as a private home and business, one of the apartments on the first floor has been transformed into a prestigious B&B. The villa would be an ideal investment opportunity, as well. However, it can also be turned back into a single villa as was originally constructed. Each apartment is composed of a huge living room with fireplace, a kitchen, three bedrooms, two bathrooms, a large terrace on the first floor, and a patio on the ground floor overlooking the park. The villa is surrounded by Tuscan inspired landscapes, including gardens, pine trees, palm trees, and well-kept lawns, which makes it the ideal place to enjoy nature and its beauty in absolute privacy.

Location: From the villa, Castiglione della Pescaia, can easily be reached by a 10-minute bike ride. Castiglione della Pescaia, located in the southern part of Tuscany, is a popular seaside resort destination in "Maremma". Known for its still intact natural reserve, with its own unique wildlife, and for being one of the most important geographical areas for ancient Etruscan civilization. It is a quaint little village with its own identity and a strong sense of community, making it enjoyable all year round. It is 20 km to Grosseto, the nearest city with a railway station and a private airport. Closest airports are in Pisa (130 km), Florence (170 km) and Rome Fiumicino (190km); there is a good train service from Grosseto to all the airports, as well as taxis or rent a car.

This beautiful Tuscan countryside villa is perfect for large families seeking separate apartments or a single living solution, all in one extensive location. Sure to guarantee the much-appreciated Italian "dolce vita". Moreover, there could not be a better spot for home working if you are looking for a tranquil yet luxurious retreat in Tuscany, the region with some of the most efficient hospitals in the country, in the era of the coronavirus pandemic.











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