



Price: €1,150,000

Bedrooms: 5

Bathrooms: 4

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: San Vincenzo Toscana

San Vincenzo (Livorno) - SAN VINCENZO (Costa degli Etruschi) - 3 km from the seaside and from the Rimigliano park, historic farmhouse with swimming pool, beautifully restored.

Thanks to the large surface and the possibility of dividing the villa into two units, the property is also perfect for more than one family.

The villa, easily accessible, is on two floors with two large living rooms, large kitchen with pantry in original Vietri tiles and a modern kitchen; five double bedrooms, four bathrooms, a study room, closets and a large original 1800 winery.

Annex with large living room / kitchen, bathroom with shower, bedroom, outdoor area closed with security crystals, with automated curtain, heat pump and air conditioning; It overlooks the swimming - pool with tiled solarium, covered barbecue area and a terrace with citrus garden.

Two double garages with automated shutters, a wide covered parking area of over 130 square meters and 600 sqm yard. Olive grove of about 10,000 square meters in full production, with about 180 olive trees and some fruit trees.

The villa was built by the Prince of Alliata in 1857, under the reign of the Grand Duke Leopold of Tuscany, and completed by the Count of Gherardesca, from whose family the property was purchased by the current owners who have finely and fully restored it. The typical "open gallery" of the Gherardesca, which make this a unique Leopoldina, joined the two floors of the building with an indoor staircase and featuring seven large windows and a large covered patio mezzanine, overlooking the whole of the property, surrounded by a two hundred hectares forest of oak trees .

The park was planted with the finest woods and rare plants and is equipped with a sprinkler system, which draws on the private well in which also rainwater drains. The parking is covered with ivy and wisteria and the property area is completely fenced.

The ideal property for those who want to live immersed in the greenery of a natural park and near the famous beaches of the "Costa degli Etruschi".

Main distances:

- Rimigliano beach: 3,5 km
- San Vincenzo: 4 km
- Pisa Airport: 85 Km
- Firenze: 140 km
- Venturina Thermal SPA: 5 Km

Energy class: C

:56.70 kWh/m²year

Number of rooms:12

Number of bedrooms:5

Number of baths:4

Number of boxes:2

Elevator / Lift:No

Garden:Private

Swimming pool:Private

Heating:Autonomous

Life style:Seafront

Port

