



Price: €1,200,000

Bedrooms: 5

Bathrooms: 2

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Collesalvetti Toscana

Collesalvetti (Livorno) - Small estate in a dominant position, of about 16 hectares with farmhouses to be restored, in the Tuscan countryside, not far from the sea (15 minutes by car) and from Pisa International Airport (20 minutes by car). The terrain is flat, with slight hills and offers an old trot racing circuit, still visible under the cornfield.

The buildings are distributed nearby and consist of an old farmhouse, a large stable with an adjacent building, and other small artifacts, all to be restored and which can become splendid buildings for farm holidays or tourist accommodation.

The presence of an ancient circuit for horses makes the estate perfect for this type of activity, also considering that the area where it stands is close to the main communication routes, not least Pisa Airport. Excellent opportunity for those seeking tranquility not far from services and international connections.

## LOCATION

Collesalvetti (formerly Colle Salvetti) is an Italian town of 16 597 inhabitants [3] which extends for 109 km<sup>2</sup> in the province of Livorno, which is about 25 km away.

Unlike almost all the other municipalities in Livorno, it is not located on the coast but in the hinterland south of the Pisan plain. The Collesalvetti territory is mainly flat and agriculture is quite developed. In the other smaller towns the agricultural character prevails, with a growing propensity for agritourism. Famous are the festivals and popular festivals held in the squares.

## SERVICES

DISTANCE FROM THE SEA: 19 KM, PISA AIRPORT 21 KM, FLORENCE 81 KM (1 HOUR BY CAR)

Number of rooms:20

Number of bedrooms:5

Number of baths:2

Concierge:No

Elevator / Lift:No

Garden:Private

