DESCRIPTION
Villa for sale in Tusany with a pool featuring suggestive stone farmhouse of 560 m² at the top of a hill from which we can admire a splendid panoramic view on the surrounding hills and woods. Even though close to famous seaside resorts and of important cities of art, the estate enjoys of a reserved location and it is surrounded by 3500 m² of grounds with olive trees, fruit trees and a vegetable plot. Next to the building is a swimming pool equipped with technical areas and a resede of 50 m².

Crossing cypress trees and oleanders we reach the farm built in a Tuscan Italy farmhouse style and equipped with all mod cons. The first of the houses dates back to the XVIIth century and originally it was a church. Testimony of the primitive origins are the cylindrical columns done in bricks and stone. In the XVIIIth century the structure was transformed into a farm and, until the Second World War, on the ground floor it was used as warehouse and stables; on the first floor as residence reachable thanks to an external staircase with landing.

During the last years the estate has been object of works of renovation recovering the primitive
materials. The building is on two levels. The first floor hosts a study with bathroom, two living room equipped with fireplace, joined by arches and bricks columns, a large kitchen with fireplace and windows overlooking on the beautiful hills. From the same kitchen we reach a vestibule that leads to a pantry, a bathroom and a loggia with fireplace. The loggia and the kitchen lead to the panoramic terraces. The first floor is reachable from the living room thanks to an elegant wood staircase that leads to a living room with fireplace. The sleeping area consists of a bedroom with a small panoramic terrace on the roof and three bedrooms with bathroom.

TECHNICAL DETAILS
LOCATION A coastal town, Livorno was founded in the second half of the XVI century when, for the commercial and military strategies of the Medicis, a fishing village sprung up around Mastio di Matilde di Canossa, quickly becoming one of the main ports of the Mediterranean. Lapped by the sea which, through the Medicei Channels, penetrated as far inland as the old quarters of the city, Livorno has the charm of a Tuscan land which stretches out into the Mediterranean. It was here that in the nineteenth century the first European seaside resorts were established, together with the idea itself of holidays by the sea. The characteristic district of Venezia Nuova, built during the 1600s, still preserves its original appearance: particularly striking are the Fossi Medicei, a dense network of canals that connected the warehouses to the homes of merchants, who, as in Venice, had warehouses and entrances on the water, providing access to large rooms once used as storage areas for goods. Livorno boasts a beautiful seafront walk with its many trees, often evoked in the paintings of the Macchiaioli artists, which winds between palms and tamarisks along rocky outcrops and pebbly beaches set back from the wind and waves. Along the avenue there are a number of beach resorts, while here and there small and dense pine forests where painting exhibitions are held, Art Nouveau villas in pastel colours, characteristic cloisters that invite you to linger, docks and harbours and the green of the Caprilli race track. From the Terrazza Mascagni there are instead quite splendid views of Capraia and Gorgona, the islands of Tuscany, and of Corsica. The scenic route then continues up to Quercianella along the cliffs and a crystal clear sea, a paradise for fishermen and divers. The Livornian Hills Park, a fossil island only connected to the mainland in relatively recent times, has a rich and varied vegetation, mineral and fossil deposits, rivers and streams, as well as architectural and historical features.

Interior surface: 560 m2
Exterior surface: 3500 m2
bedrooms: 4
bathrooms: 5
living rooms: 3

dining rooms: 1

kitchen: 1

plus other rooms and technical areas

ground: 3500 m2

Pisa km 15 – Lucca km 46 – Forte dei Marmi km 52 – Florence km 85 - Uliveto Terme Thermal Baths km 17 - Cosmopolitan Golf & Country Club km 5 - Pisa airport km 13 – Highway exit: exit Collesalvetti km 2.

Rif.: 0331

Price: 2,100,000
The information found in this brochure, in any form, is provided for informational purposes only; it is not binding and does not represent an offer in accordance with the relevant legal regulation. Further detailed information can be obtained by contacting Lionard S.p.A. The document may contain photographic renderings for demonstrative and illustrative purposes. All contents shown in this document are the exclusive property of Lionard S.p.A. and it is absolutely forbidden to copy, appropriate, redistribute, or reproduce any sentence, image or content of the document itself, in any form.