

Pomaia – Toscana

## Historic villa with attached farmhouse, located in scenic hilly area

Property ID: IT242941243



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PURCHASE PRICE: 290.000 EUR • LIVING SPACE: ca. 1.100 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 2.500 m<sup>2</sup>

Property ID: IT242941243 - 56040 Pomaia – Toscana

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## At a glance

Property ID	IT242941243
Living Space	ca. 1.100 m <sup>2</sup>
Rooms	10
Bathrooms	3

Purchase Price	290.000 EUR
Commission	Subject to commission
Total Space	ca. 1.100 m <sup>2</sup>
Condition of property	Needs renovation

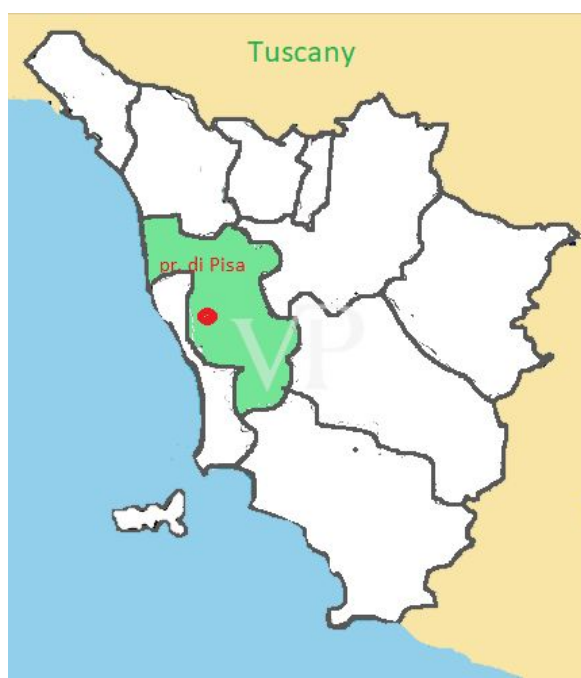
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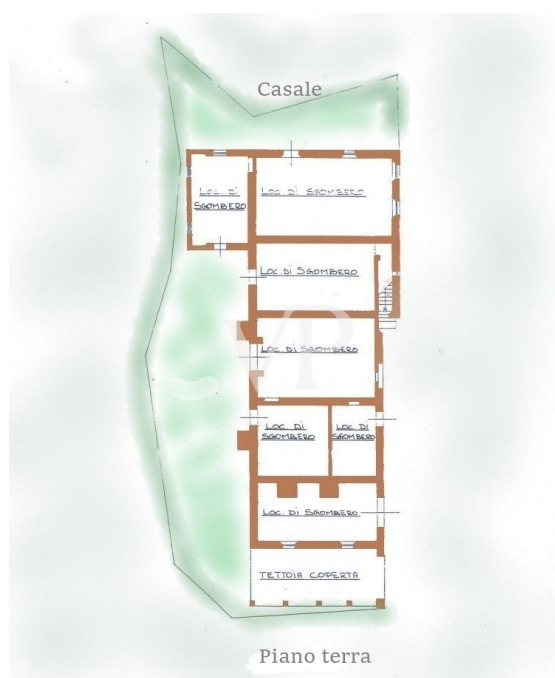
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## A first impression

On the rolling hills of Tuscany in a scenic area easily accessible by public road , just 16 km from the renowned seaside resort of Castiglioncello and 2 km from the Lama Tzong Khapa Institute of Pomaia, we offer for sale a beautiful property complex, consisting of a historic Villa of about 600 square meters, and a farmhouse of about 500 square meters, all wrapped and protected by a large park of about 2500 square meters

The Villa has been in the past the subject of a renovation that mainly affected the roof and the second floor, while the first and ground floor are to be renovated , as well as the nearby farmhouse.

### The Villa

The building consists on the ground floor of large rooms for cellar use, characterized by brick arches and the attic in beams and rafters and bricks;

- on the first floor also accessible by external staircase located on the south side of the building , consists of kitchen, living room, dining room, study, living room and an additional room;

- on the second floor ,reached by internal staircase, seven bedrooms ,two bathrooms , disengaged by a central corridor.

### The Farmhouse

This building entirely to be renovated consists on the ground floor of large rooms ( cellar, tool shelter....)once used for agricultural work.

The first floor reached by the characteristic external staircase consists of an apartment consisting of kitchen a storage room and three bedrooms.



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## All about the location

Pomaia is a small hamlet in the municipality of Santa Luce, located in the province of Pisa, Tuscany, Italy, kilometers from the Galileo Galilei Airport in Pisa and the port of Livorno and is best known for being the home of the Lama Tzong Khapa Institute, one of the most important centers of Tibetan Buddhist studies in Europe. In addition, the Buddhist center, organizes conferences and cultural events related to meditation throughout the year, bringing many international tourists to the area to benefit the local economy.

Connections: Pomaia is easily accessible by car via the highway that connects it to the cities of Pisa and Livorno, also by highway it is easy to reach from the nearby town of Collesalveti the main cities of art such as Florence and Siena.

For food lovers, the restaurants in the area will allow the tasting of typical Tuscan dishes accompanied by excellent locally produced wines.

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## Contact partner

For further information, please contact your contact person:

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