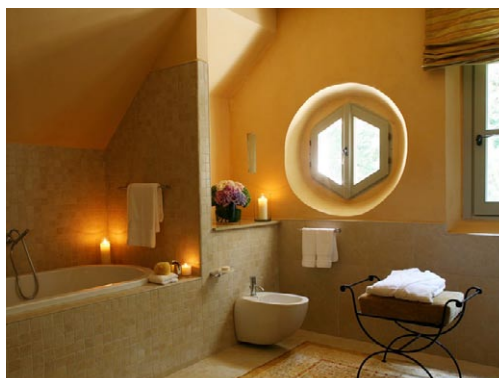


Peacefulness	★★★★★★
View	★★★★★☆
Living room	★★★★★★
Rooms	★★★★★★
Bathrooms	★★★★★★
Kitchen	★★★★☆☆



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This property is located in the province of Pisa on its amazing hills. From there you may enjoy its wonderful panoramic views and be sure to stay close to all the important cities and tourism destinations in Tuscany. Such includes the beaches of the Tyrrhenian coast.

This house is surrounded by woods making it feel wonderfully private and sheltered although it is only 1km from the nearest town. This villa has been restored and transformed into a luxurious but cozy and completely furnished villa with the highest level of detail.

This 300 sq metres independent house is fully equipped with air conditioning presenting its typical features as well as all the modern comforts.

There is a 600 metres of unpaved road to the main entrance of the property.

Raised ground floor

Kitchen with breakfast bar, fully equipped with oven, microwave, dishwasher, large fridge, freezer, kettle, coffee maker, toaster, fruit juicer, all tableware and cooking equipment.

Dining room opening onto a patio area – the dining table seats 8 people.

Drawing room with open fireplace, comfortable sofas

and armchairs, flat screen satellite TV and DVD, ipod, hi-fi system, karaoke, and computer with internet connection.

Ground floor

Two double bedrooms, each with ensuite bathroom (shower only).

Laundry room with washing machine and tumble dryer, iron and ironing board.

First floor

Master bedroom and en-suite bathroom with large bath and shower.

External areas

The villa overlook a terraced garden area, where you will find a 12m x 7m heated swimming pool with a sun terrace and spa as well as an outdoor dining area with barbeque. The building is set in private, enclosed grounds featuring a large area of lawn dotted with woods and attractive flower beds. Pool towels and sun loungers are provided.

There are electric gates for privacy and security.

Beds & Baths

Sleeps up to 6 adults. (3 bedrooms & 3 baths)
Two double bedrooms, each with ensuite bathroom (shower only). One Master bedroom and en-suite bathroom with large bath and shower.

Living Space

Kitchen complete with breakfast bar, fully equipped with oven, microwave, dishwasher, large fridge, freezer, kettle, coffee maker, toaster, fruit juicer, all tableware and cooking equipment. Dining room opening onto a patio area – the dining table seats 8 people. Drawing room with open fireplace, comfortable sofas and armchairs, flat screen satellite TV and DVD, ipod, hi-fi system, karaoke, and computer with internet connection.

Outdoors

Private heated swimming pool 12m x 07m (40' x 23') with a sun terrace and spa as well as an outdoor dining area with barbecue. large area of lawn dotted with woods and attractive flower beds. Pool towels and sun loungers are provided.

There are electric gates for privacy and security.

Household Essentials

Large fully furnished modern kitchen complete with fridge, freezer, microwave, oven, dishwasher, fruit juicer, coffee maker, kettle, toaster. T.V, Satellite T.V, phone, DVD, stereo, stero with cd, karaoke, Internet and ISDN.

Notable Features

- Heating and air-conditioning.
- Newly & tastefully renovated.
- Private swimming pool.
- Quiet location - surrounded by woods.
- SOS (Secrets of Savings) Excursion is available on request, enjoy a full or half day shopping excursion buying the best products at factory prices!.

Nearby General Info

Mini market close by (1 kms). Restaurants and supermarket (4 kms). Bank (13 km). Train station (13 kms). S. Girnignano (30 kms) Pisa and Florence (35 kms) and Siena (70 kms).

Outdoor Activities

Horseback riding, Golf, Tennis, trekking, fishing and SPA.