

Villa for Sale in Pietrasanta

€ 11.750.000

Ref. A588



1.297 sq.m | Bathrooms: 8 | Bedrooms: 9 | Rooms: 26

A magnificent and unique estate in an area of outstanding natural beauty, overlooking the historical town of Pietrasanta - a dwelling of sculptors, painters and artisans.

Villa Anna was meticulously restored by current owners in the year 2009. Historically known as "Villa CerPELLi", it is believed to be one of the oldest properties in the area dating back to approx. 1780s.

Surrounded by manicured formal gardens in the heart of an impressive woodland, the front of the Villa stands open to a breathtaking panorama that embraces the whole Tuscan archipelago in a single glance: from Livorno, Elba and Corsica islands on the left all the way to Ligurian coast to the right.

Thoughtfully restored and reconstructed, the estate still possesses many of its original features including: pavements in terracotta and marble, antique marble staircases, cast-iron balustrades. The entire property is surrounded all around by its original hand built tall Wall made of local stone.

In the restoration the property has been fitted with many modern facilities and features, including: an elegant elevator that connects all the main floors of the villa; integrated underfloor heating and cooling system, alarm system, CCTV, WiFi, independent automatic generator and more.

The property consists of the main house (the Villa) and a detached traditional Tuscan country house (The Dependence), ideal for guests,

staff or relatives, as well as for entertaining.

The property has two electronic gates with brick piers made of forged iron. In 2009 the new gate was built to allow direct access to the main entrance of the Villa. A separate garage for 1 car is attached to the estate wall from the external side.

The driveway leads to a turning circle with a central antique round marble fountain. On the right the drive continues to an open car park with approximately 6 parking bays.

Property Informations

Address: Pietrasanta	Postal code: 55045
Bedrooms: 9	Bathrooms: 8
Rooms: 26	State of maintenance: Prestine
Floor: Building	Total of floors: 4
Lift: Yes	Terrace: Yes
Garden: Private, 5.000 sq.m	Kitchen: Large kitchen

Features

Terrace	Coastal	Seaview
Period	Restored	Rural
Land: 5000 □	Swimming pool	Secondary accom
Outbuildings	Staff accomodation	Utility Rooms



Serimm srl

Via Alfredo Catalani 22 - Lucca (LU) - Phone number +39 0583 494 326
 info@serimm.net - <https://www.serimmrealestate.com/en>
 VAT 02388980464

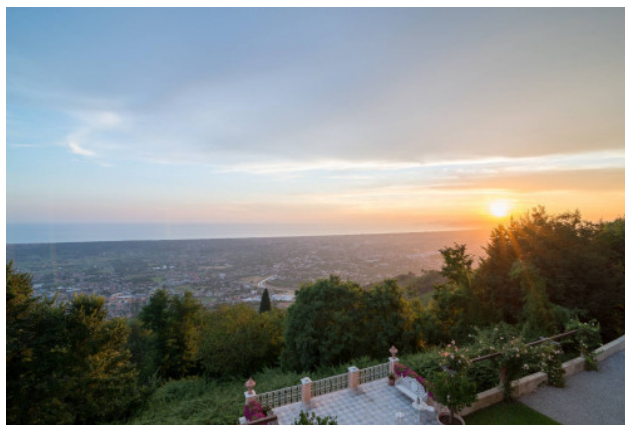




Serimm srl

Via Alfredo Catalani 22 - Lucca (LU) - Phone number +39 0583 494 326
 info@serimm.net - <https://www.serimmrealestate.com/en>
 VAT 02388980464





Serimm srl

Via Alfredo Catalani 22 - Lucca (LU) - Phone number +39 0583 494 326
info@serimm.net - <https://www.serimmrealestate.com/en>
VAT 02388980464