

Villa for Sale in Palaia

€ 3.950.000

Ref. A752



500 sq.m | Bathrooms: 8 | Bedrooms: 8 | Rooms: 15

Villa Palaia is a prestigious property located in the highly sought-after Valdera region of Tuscany, providing strategic access to Pisa, Lucca, Florence, and the Versilia coast.

The Villa has a total surface area of approximately 500 sqm, and features manicured formal gardens, a wisteria-draped pergola with an outdoor lounge area, a lemon garden, and a limonaia. The 15m x 6m panoramic swimming pool (depth 1.2m to 2.5m) is accessible via a beautiful walkway.

The renovation of the property was carried out in 2006, with continuous subsequent improvements, and with particular attention to the sustainable energy facilities: the property is equipped with a 19 kW photovoltaic system for electricity, solar panels for hot water and heating, a geothermal system for air conditioning, and a backup LPG deposit.

The interiors of the Villa are spacious and bright, featuring period elements such as hand-carved pietra serena fireplaces and hand-fired terracotta floors.

On the ground floor the formal entrance staircase leads to a grand living room, a kitchen, a dining area, and a secondary sitting room with a fireplace. This floor offers direct access to the terrace and a covered outdoor lounge. On the first floor, the landing features large panoramic windows. The left wing comprises four bedrooms with en-suite bathrooms. The right wing includes a studio, one bedroom with an en-suite bathroom, an additional bathroom with a bathtub, and the primary bedroom suite, which features an en-suite bathroom and an attached living room with a fireplace. Attached to the villa at the east end is a separate one bedroom ground floor apartment.

The lower ground floor includes a cellar, a utility room, a service toilet, and a cloakroom.

The property features approximately 25.5 hectares of private, mostly fenced land, including an olive grove with approximately 400 trees. There is also a flat area equipped with water and electricity located near the entrance gate, suitable for horse stables.

There is also a garage complex with three bays.

Other technical systems are:

- Water Supply: Connected to the main water grid with a 1,500L storage tank, supplemented by an artesian well for irrigation.
- Sewage: Municipality-approved private system featuring a grease interceptor, septic tank, and drain field.
- Security: Comprehensive system including CCTV, a burglar alarm, and a fire alarm.

Property Informations

Address: Palaia

Postal code: 56036

Bedrooms: 8

Bathrooms: 8

Rooms: 15

Floor: Building

Total of floors: 3

indipendent heating: indipendent

Age: 1900

Garden: Private

Kitchen: Large kitchen

Features

Restored

Rural

Land: 255000 $\square$

Swimming pool

Secondary accom



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