

Villa for Sale in Lajatico

€ 5.500.000

Ref. A758



870 sq.m | Bathrooms: 9 | Bedrooms: 6 | Rooms: 15

THE ESTATE

Nestled in the peace and beauty of the Tuscan countryside, in an extremely private and secluded position just a few kilometers from the "Teatro del Silenzio" — erected in 2006 at the initiative of tenor Andrea Bocelli —, this extraordinary property stands out for its elegance, generous proportions, and high-quality spaces, offering splendid panoramic views of the surrounding landscape.

The estate is accessed via a charming cypress-lined avenue that leads to the heart of the property, creating an atmosphere of great charm and privacy right from the moment you arrive.

The complex includes a prestigious main villa of approximately 650 sq m, as well as two annexes and a refined pool house, all surrounded by a magnificent private garden adorned with centuries-old olive trees, expertly maintained and enhanced by several relaxation areas and three small ponds.

THE VILLA

On the ground floor, the main residence welcomes you with an elegant entrance leading to a large formal living room, highlighted by direct access to the porch and picturesque views of the landscape. This level is completed by a kitchen, a dining room, a double living room, a guest bedroom with an en-suite bathroom, a laundry room, and an additional bathroom.

The sleeping area, located on the first floor, features a refined master suite with a walk-in closet and two en-suite bathrooms, along with three additional bedrooms, each with its own private bathroom. Completing this level is a spacious living area with direct access to a second panoramic porch, ideal for enjoying the peace and wonderful views of the Tuscan countryside.

The top floor houses a spacious and light-filled mezzanine used as a study, while the basement features a splendid wine cellar/tasting

room of approximately 20 sq m.

A short distance from the villa lie additional residential buildings that provide further independence and functionality. The guest house (~50 sq m) consists of a spacious open-plan living and sleeping area with a large bathroom. The keeper's cottage (~60 sq m) includes a living room with a kitchen, a double bedroom, and a bathroom. The pool house (~120 sq m) features a bright ground-floor entertaining area and a basement wellness area equipped with a sauna, Turkish bath, and changing room.

The property is immersed in a vast private garden with multiple relaxation areas. The estate's 20 hectares include a large productive olive grove, a small vineyard, agricultural land, and three small ponds—creating an environment where privacy and nature unite harmoniously.

Property Informations

Address: Pisa	Postal code: 56030
Bedrooms: 6	Bathrooms: 9
Rooms: 15	Floor: Building
Total of floors: 3	independent heating: independent
Car park: Uncovered	Garden: Private, 200.000 sq.m
Kitchen: Yes	

Features

Restored	Land: 200000 □	Swimming pool
Secondary accom	Outbuildings	Utility Rooms















