



Buggiano

PT - Toscana

€ 998.000

Stunning villa with fantastic outdoor spaces and a breathtaking panoramic view

Beautifully renovated villa located in the lovely hills of the cozy village of Buggiano, just minutes from shopping opportunities and a large selection of restaurants and shops. The villa has undergone an extensive renovation in 2020, where the preservation of the original style has been a high priority, while at the same time no compromise has been made with functionality and aesthetics. The beautiful doors that connect almost every room on the ground floor with the covered terrace and the pool area guarantee a special inflow of light that makes the home incredibly inviting. In addition to a beautiful country kitchen with a dining area and a lovely open space with a large dining room and living room, the home has five double bedrooms and four large bathrooms. The terrace with pool, dining area and breathtaking panoramic view creates a beautiful, natural extension of the house and makes it easy for the whole family to enjoy both indoor and outdoor life together.

1950	3	4	5	14	4000	332	

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REF. NO.
CH 265

PROPERTY TYPE
Villa

GENERAL INFORMATION AND ADDITIONAL BENEFITS

The house enjoys absolute privacy without being isolated. The inviting outdoor area is perfect for spending time together. There is access to the pool and terrace from almost all rooms on the ground floor via beautiful French doors that also provide a fantastic natural light inflow.

In addition to an oil-fired boiler, the house has a wood pellet stove and a wood-burning stove for heating.

The villa is in very good condition and move in ready. The house has been completely renovated with great respect for the original style with preservation of original details, such as the beautiful tiled floors that are characteristic of the building style in the area. The property is easily accessed by car, via a paved road that leads all the way up to the property. The house is suitable as a vacation rental.

SURROUNDING AREA

The property is perfectly situated in the beautiful hilly landscape of Buggiano, right between Lucca and Florence. Here you are only a short drive from most of Tuscany's best-known villages and sights, as well as the beaches on the coast.

A few hundred meters from the property is a small, charming village where there is a small coffee shop. The nearest town with restaurants, grocery shops etc. is 2 km from the property, while Montecatini Terme, which offers a large range of good restaurants, shops, supermarkets and all other necessities, is 7 kilometers from the villa. The beautiful and cozy towns of Pistoia and Prato are also within a short driving distance.

The property is located approximately 45 km. from both of Tuscany's international airports (Pisa and Florence), and since the motorway is only a 10-minute drive away, the airports can be reached in less than an hour.

PROPERTY INFORMATION

Location	Buggiano
Province	PT
Region	Toscana
Property type	Villa
Year built (estimated)	1950
Year restored	2020
Surface area (sqm)	4000
Living space (sqm)	332
Levels	3
Bedrooms	5
Bathrooms or half bathrooms	4
Balcony	Yes
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Other
Energy label (EU)	
Height above sea level (meters)	115
View	Olive/wine fields
Access road to property	Paved road
Distance from main road (meters)	1000
Nearest airport	Firenze
Distance to nearest airport (km)	45
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	Montecatini, Lucca, Pistoia