

# Toscana

## terricciola

Ref. 5556: Townhouse with garden, 3 bedrooms.

Asking Price: € 450.000



# Description

Sophisticated classic Italian style! This spacious Village House located in the old core of a small village belonging to the municipality of Terricciola, has been thoroughly restored in 2007. The village center, consisting of a single street leading to the church square with parking, is very quiet and the houses offer at the rear not only a beautiful garden but also an overwhelmingly beautiful view.

The generous living area of the house of 270 m<sup>2</sup> is spread over 4 floors and goes from the beautiful vaulted original basement space to under the roof. On the first floor there is a spacious entrance/hallway, living room and kitchen with direct access to an idyllic terrace and garden. A "secret door" gives access to the staircase leading to the basement rooms with beautiful cross vaulted ceilings, terracotta floors and, among other things, a pizza/bread oven. On the second floor one finds a living/bedroom with large marble fireplace, and a huge bedroom. On the second floor, under the roof, there is another large bedroom with spectacular panoramic terrace.

On the plot, next to the terraced garden is a small outbuilding of about 30 m<sup>2</sup>, equipped with water and electricity, currently used as a storage room. In the garden it is possible to install a massage pool or an above ground pool. (An above ground pool, if cleverly installed "in the slope", is often barely inferior to a fixed pool and is many times cheaper).

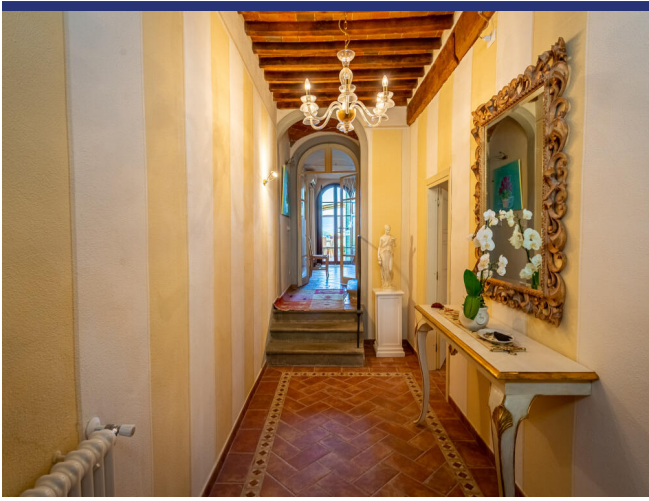
The renovation is done with high quality materials, double glazing, mosquito nets, new shutters, parquet and terracotta floors, air conditioning, intercom system etc.

The village offers some amenities like butcher, bar and post office. For supermarket and restaurants one can go to the village 4 km away, over a charming road. Pisa airport can be reached in half an hour, the coast in 40 min and cities like Lucca, Pisa, Volterra and Florence are all within an hour's drive.



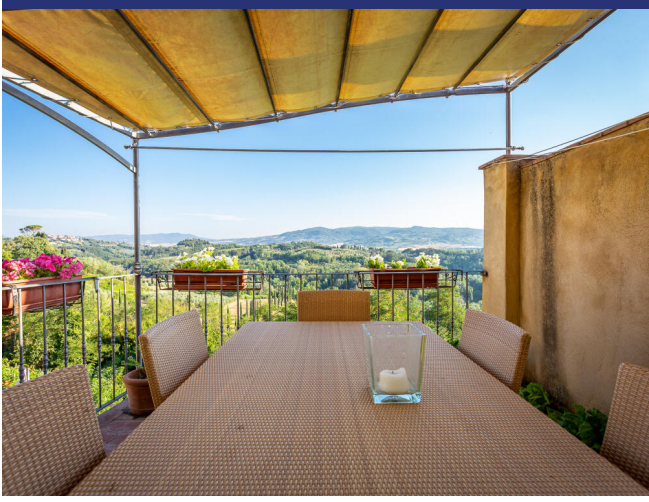
# Pictures











# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5556
- Village House/Cottage
- Panoramic View
- 30 km to Sea
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Asking Price: € 450.000
- Floorspace: 270 m<sup>2</sup>
- SQM Plot: 350 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Good
- Condition of the Property: Fully restored
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!



## More Information or Questions?

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