Great Properties Real Estate
Via Muzio Clementi, 64 - 00100 Roma
Phone number 063214081

Villa for Sale to San Vincenzo



348 square meters | : 4 | : 4 | : 8

A property like this makes not one, but two families happy: it is large enough to allow two families to live there, but thanks to the layout and subdivision of the spaces it allows you to do so in a totally independent way.

It allows you to all enjoy together the large garden with the English lawn, the swimming pool, the French-style gazebo or all the exceptional amenities of this villa, ideal for spending wonderful moments between a pool party and a grill under the stars. But, thanks to the spaces personally designed by the owner of the house, it allows you to maintain privacy, freedom and separate management of the two units, so much so that the second home, if not occupied by family members, could also be used for income.

The main villa

From the independent road entrance (pedestrian and car), you can access a large external courtyard, where you can leave your car, and the driveway which, with a few steps, leads to the front door of the house. You enter the open space living area, divided into two areas: on the right, the equipped and custom-built kitchen in stone and wood, with a travertine sink and a wood-burning ceramic stove that recreates the atmosphere of typical Tuscan farmhouses.

Immediately next to it is a dining room where even 6 people can have a peaceful lunch, enjoying the light that comes from the large porch overlooking the coast, also equipped for an outdoor lunch, to be enjoyed from spring to late autumn.
Next to the kitchen, a large living room with parquet flooring, with a relaxation area with sofas and TV.
Here there is also a double bedroom and a bathroom with shower and window.

Going up to the first floor through the internal staircase, there is a bedroom with a balcony from which you can enjoy a suggestive sea view and a bathroom with a blue mosaic floor, a second bedroom, a double bedroom, equipped with a walk-in closet, private bathroom

and balcony in your pocket.

Going down the stairs to the basement you reach the tavern: a party room with a billiard table and a lounge area with armchairs and sofas where you can spend time listening to music or tasting a wine, a bathroom with a stone-walled shower, an equipped gym, a laundry room and a double garage.

A house with the possibility of these spaces inside is truly rare in San Vincenzo, but the highlight of the villa is what is outside: the stone swimming pool with wavy profiles, at the edges of which there is a sitting area where you can spend fantastic afternoons summer, the glass and wrought iron gazebo, perfect in summer for an aperitif or dinner and, out of season, as a winter garden for reading or having lunch on sunny January days and the porch where you can spend many moments in the cool.

The second home

With independent access, for people and cars, the house reproduces the structure of the main villa on a smaller scale: the small door leads to the living area consisting of a dining room, a small separate kitchenette, and a living room which overlooks the porch opening onto the private garden. The internal staircase leads both to the upper floor where there is a bedroom and a bathroom, and to the basement which houses a small tavern with a lounge area and a double garage.
From the garden, fenced for maximum privacy and the safety of puppies or small children, you can access the swimming pool and the garden of the villa through a gate.

Certifications

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Property details

---> Codice <---: San Vincenzo	**---> Motivazione <---**: Sale
---> Tipologia <---: Villa	**Region**: Toscana
---> Provincia <---: Livorno	**---> Comune <---**: San Vincenzo
---> Prezzo_Richiesto <---: € 1.190.000	**---> Totale_mq <---**: 348 square meters
---> camere <---: 4	**---> bagni <---**: 4
---> Locali <---: 8	: Yes

Features

Air-Conditioned	Shower

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			

















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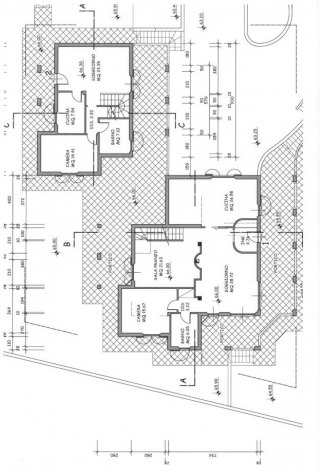


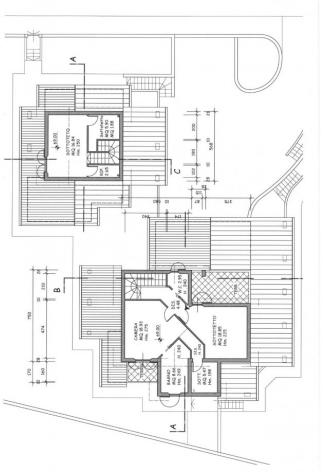


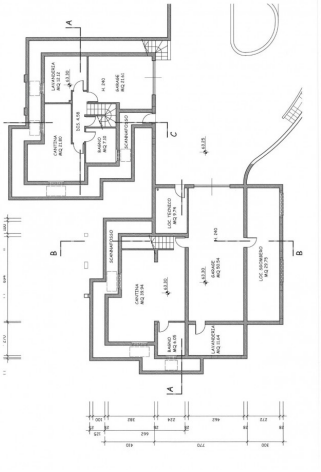




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