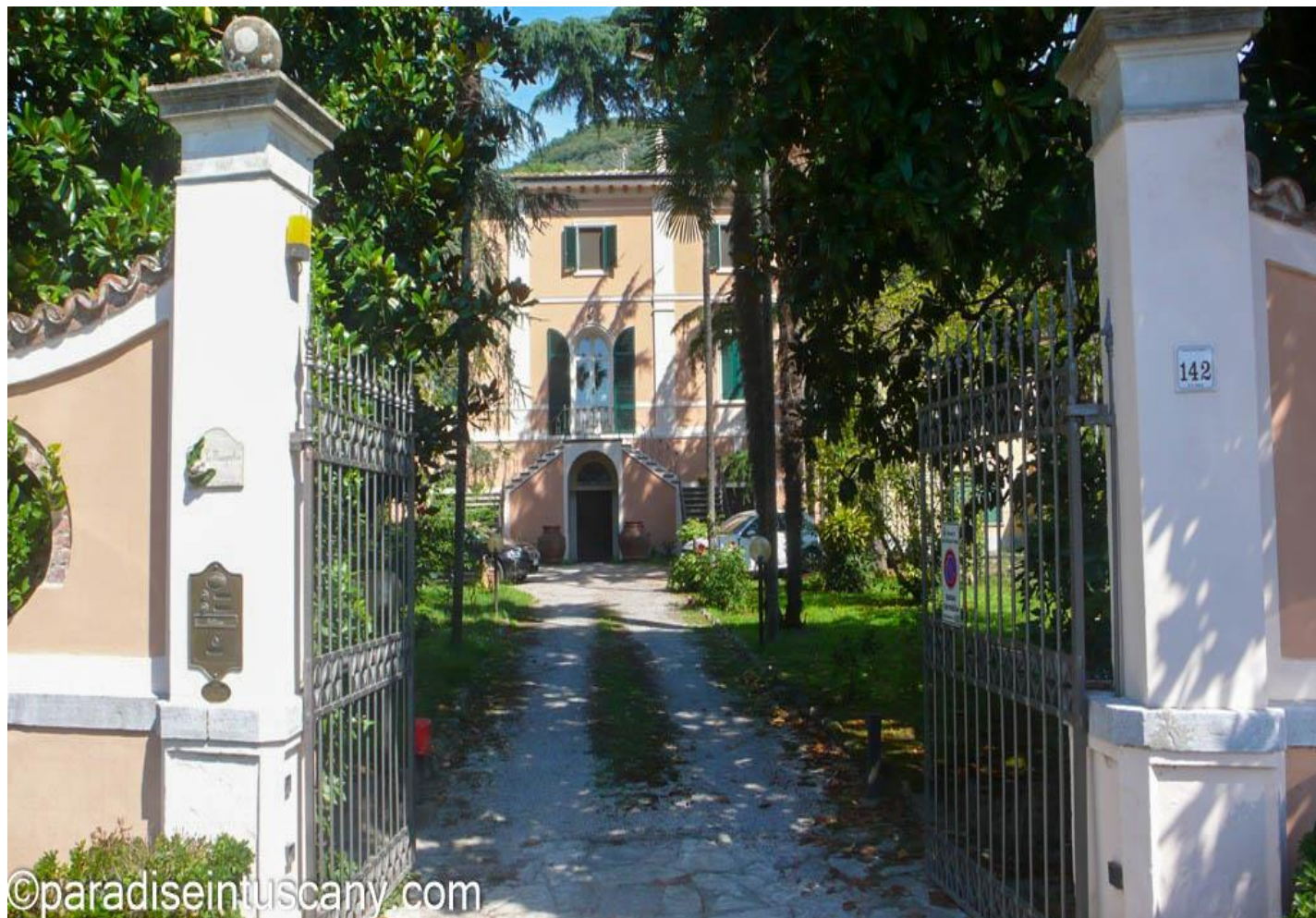




Paradise in Tuscany



©paradiseintuscany.com

HIGHLIGHTS VILLA MAGNOLIA (Pisa, Italy)

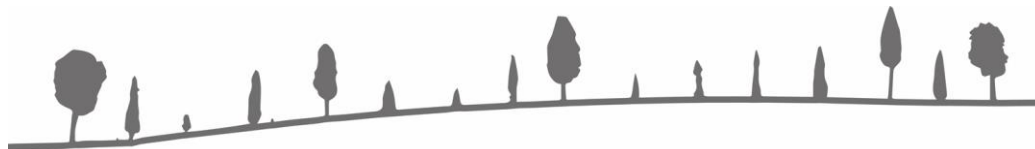
Elegant historical villa centrally located a few km from Pisa with beautifully planted garden and two independent apartments

**New price: € 1 400 000 without furniture
The furniture is available by negotiation**

Built in 1870
Refurbished in 1995, 2010
Lot size: 1800sqm / 0.44 ac

Main villa: 600 sqm / 6458 sqf
Rooms: 18 / Bedrooms:4
Bathrooms: 3 / Floors: 3

Farmer house with 2 apts - each
of 80 sqm refurbished in 2015
Beautiful Italian Garden



Paradise in Tuscany

VILLA MAGNOLIA

Highlights

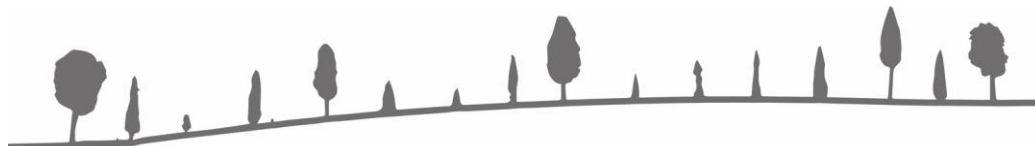
- Large ground floor with double garage, billiard room, laundry room and two further rooms used as a study.
- On the first floor there is a large hall with decorated ceilings, dining room with fireplace with coffered ceilings, study, large kitchen with fireplace, living room with fireplace and bathroom.
- On the second floor, large sleeping area with four bedrooms, bathroom, large living room. step room and ancient kitchen with fireplace to be restored.
- The villa develops over 3 floors - each of 200 sqm.
- The property includes a farmer house, adjacent to the villa and overlooking the rear park which can be accessed through an independent and privacy-friendly entrance, located in a side street.
- The farmer house consists of two apartments with 4 rooms each for an additional 160 square meters. These apartments can be rented out and provide sizeable rental incomes due to the central location of the villa at the outskirts of Pisa.
- Each of the two apartments have recently been fully refurbished with energy saving and eco-friendly solutions. Each apartment has 2 bedrooms, 1 bathroom, kitchen with open space for dining.
- Heating system: 60 Kwh Herz Pettestar Condensation Technology installed late December 2022 providing stable heating to all the rooms at 50% of the cost of the previous Mathane-based heating system.
- Beautifully planted Italian Garden with cedar trees and magnolias.

More information

After passing the beautiful gate and walking along a short avenue between two very tall magnolia and palm trees, you arrive at the staircase which contributes to the discreet elegance of the front facade of the portion of the villa which is well separated from the two contiguous side wings.

The historic Pisan villas clearly favor the function of residence and representation, unlike those of Lucca, which were mainly built for agricultural purpose.

For this reason, the plan has an axis of symmetry that is orthogonal to the eastern facade to the north, a large central hall passing through with two opposite entrances and flanked by two windows and a staircase with a single ramp perpendicularly aligned.



Paradise in Tuscany

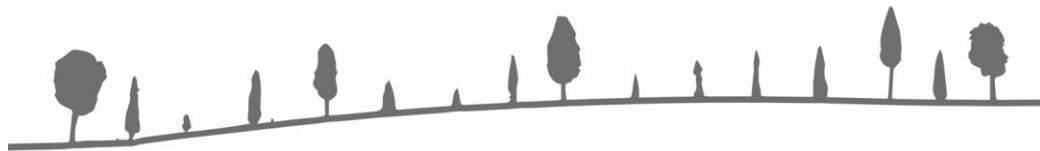
Another distinctive element is the internal communication doors aligned like a telescope: they allow our gaze to cross the entire main floor with its splendid mosaic floors and reach the vintage marble statue located at the end of the path through the rear garden.

Key distances (approx.):

- Lucca: 13km/8mi
- Torre del Lago (opera festival): 20km/12.4mi
- Versilian Riviera, with shopping and famous Wednesday market: 27km/16.8mi
- Carrara marble quarries: 62km/38.5mi
- Pisa: 9km/5.6mi
- Florence: 88km/54.7mi
- Siena: 154km/95.7mi
- Cinque Terre: 115km/71.5mi
- Closest airport (Pisa): 14km/8.7mi
- Nearest shop/bar – 0.1km /0.06mi

Info about taxes and other purchase costs (provided the seller is a natural person and not a juridical person)

- “Imposta di registro” - Purchase tax:
 - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
 - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a coefficient of 118.5).
- Notary Public (these values may vary):
 - Honorary (approx.) €3,000 + VAT
 - Translation of the Purchase contract: €1,000 + VAT
- Technical report for Notary Public: can vary according to the complexity of the task – range € 2,000 – 6,000
- Commission to Paradiseintuscany paid by the buyer: 3% of purchase price.



Paradise in Tuscany

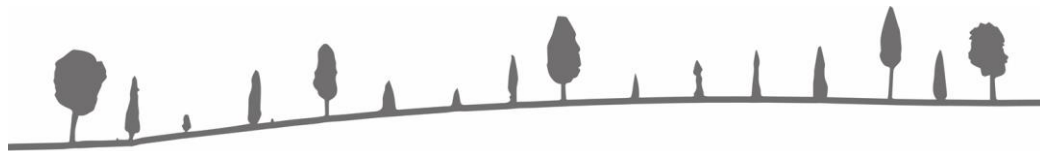
PICTURES OF VILLA MAGNOLIA



©paradiseintuscany.com



©paradiseintuscany.com



Paradise in Tuscany





Paradise in Tuscany



©paradiseintuscany.com

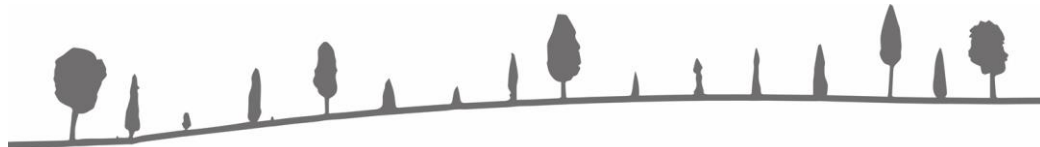


©paradiseintuscany.com



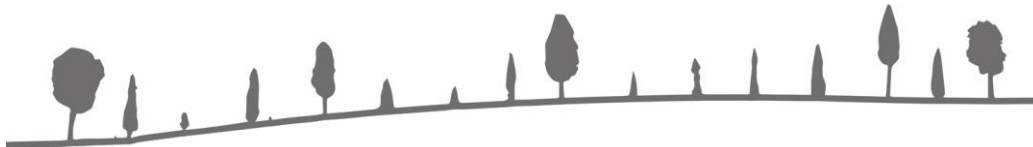
Paradise in Tuscany





Paradise in Tuscany

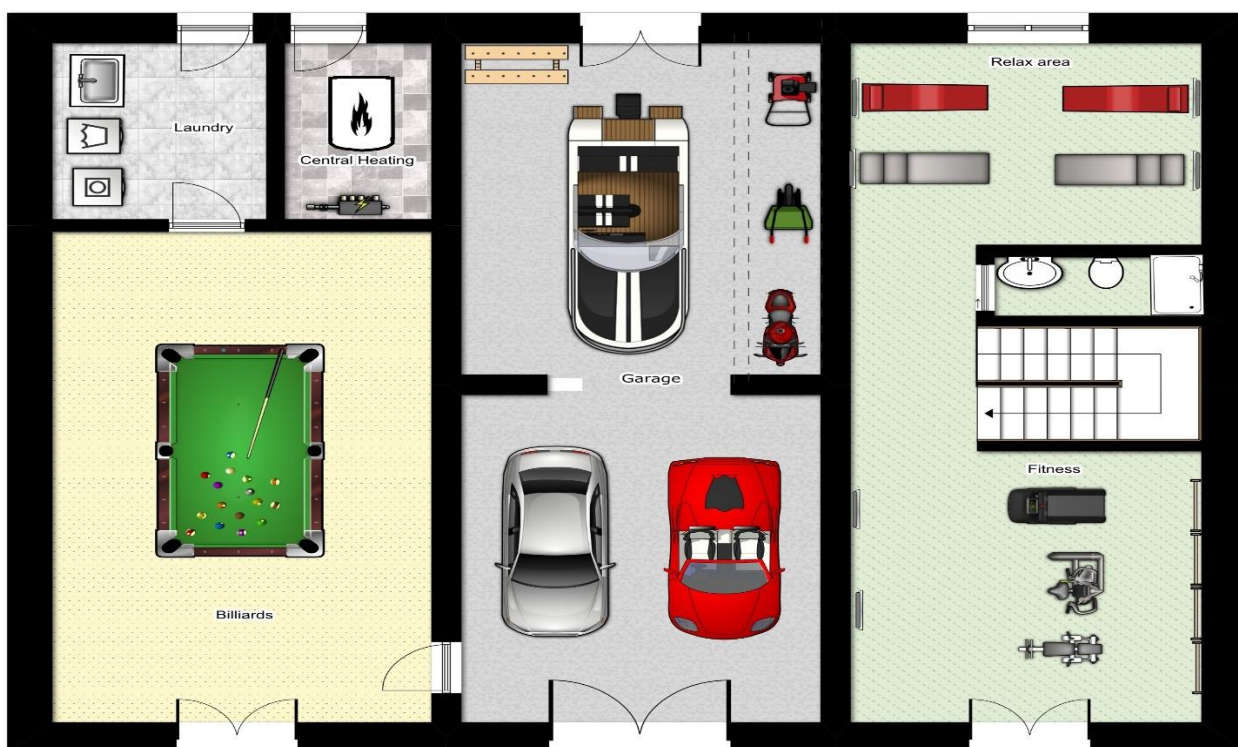


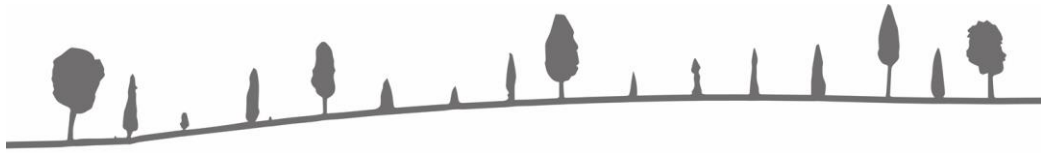


Paradise in Tuscany



Ground floor - villa





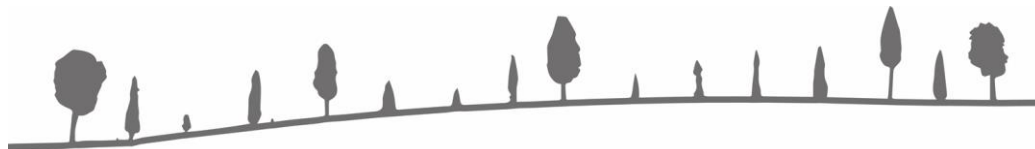
Paradise in Tuscany

First floor- villa



Second floor villa

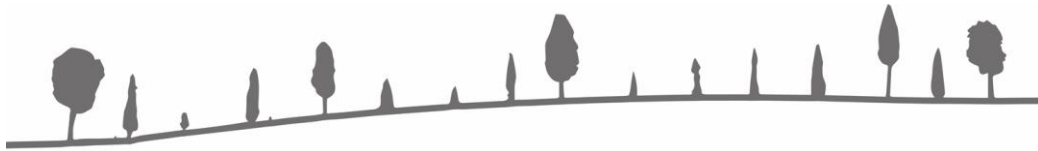




Paradise in Tuscany

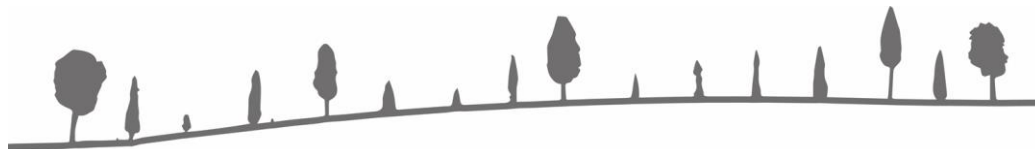
Farmer house





Paradise in Tuscany

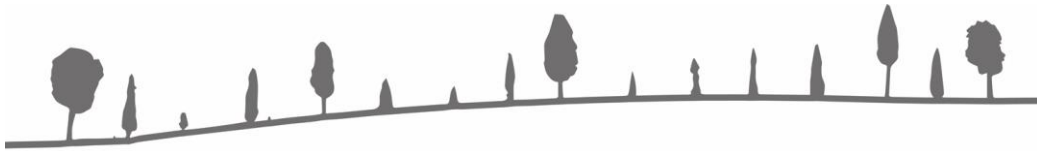




Paradise in Tuscany

Farmer house – same floorplan for both floors





Paradise in Tuscany

60 Kwh Hertz Pelletstart Condensation Technology

