



**HISTORIC VILLA WITH POOL AND SPA
 CLOSE TO PISA**

Italy, Toscana

Price:	€ 12 000 000
Object type	House, Mansion, castle, estate, Winery, Hotel Apartment
House type	Detached house
Market	Resale
Bedrooms	35
Number of rooms	7
Land area	320000 m2
Area	4000 m2
Category	For sale



This splendid historic property is located near Pisa, just a short distance from the key points of Tuscany, and immersed in an incredible historical and artistic setting. The main villa, which can be considered a museum-like residence due to its richness, originality, and historical significance, consists of three buildings: the main building, a connected spa, and an annex, with a total area of approximately 1000 square meters. On the ground floor, you will find a highly dramatic double entrance with a spacious gallery that stretches nearly twenty meters. From here, you can access a dining room, a library, a lavishly decorated large kitchen, and two spacious living rooms. Completing the ground floor is the enormous Hall of Columns, measuring 90 square meters, with its orientation towards the south west valley and the sea. On the first floor, there is a large central gallery from which six spacious rooms branch out, including lounges, dressing rooms, and three bedrooms with three fully renovated en-suite bathrooms, as well as a terrace. On the second floor, there are four additional spacious bedrooms with four equally renovated bathrooms, a large gallery hallway, and the former artist's studio, measuring 60 square meters, transformed into a cinema with a large wall screen and state-of-the-art audio technology. On the third floor, there is a crenellated tower with a terrace. The entire property has recently undergone a meticulous renovation, following a strict historical and philological approach, and using the finest available finishes. In fact, columns, busts, sculptures, pilasters, friezes, carpets, and paintings (over 300), ranging from the 15th century to the 20th century, adorn every corner of the residence. A grand staircase leads to the lower floor, where you'll find the indoor spa area with full glass windows opening onto the valley and the sea. Here, there is a large space that includes a heated pool at 37 degrees Celsius with high-pressure hydro-massage and a Roman waterfall, a spacious Finnish sauna, dressing room, and a bathroom. Outside, the spa area opens onto a large stone pool (20x6.5 meters, depth 2.5 meters) with an infinity edge, hydro-massage,



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and a hot outdoor shower. There is also a sunbathing area and a large dining table for 18 people, surrounded by busts, a well, fountains, ancient columns, and holy water fountains in stone. To complete the property, there are various Italian-style gardens, an English-style garden with lakes, pathways, and alternating meadows and hedges, as well as olive groves, vineyards, and small woods covering approximately 5 more hectares. In addition, there are another 25 hectares of forests, olive trees (1000), and arable land, making a total of 32 hectares.

Crespina Lorenzana is a municipality located in the Italian region of Tuscany, in the province of Pisa. This small locality is situated in the Tuscan hills and offers a picturesque environment with rolling landscapes, olive groves, and vineyards. It is known for its tranquil and rural atmosphere, making it an ideal destination for those seeking an escape from city life. The municipality consists of two main hamlets, Crespina and Lorenzana, each with its own unique character and charm. The area is also renowned for its traditional Tuscan cuisine and the production of local wines.

DISTANCES

- > Villa → Services 500 mt;
- > Crespina → Pisa: 33.2 km
- > Crespina → Firenze: 91.3 km
- > Crespina → Stazione ferroviaria Pisa San Rossore: 34.4 km
- > Crespina → Aeroporto Galileo Galilei Pisa: 28.5 km
- > Crespina → Forte dei Marmi: 71.3 km
- > Crespina → Siena: 116 km
- > Crespina → San Gimignano: 57.2 km

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