



## HISTORICAL VILLA OF XVI CENTURY IN PIETRASANTA

*Italy, Toscana*

<b>Price:</b>	<b>€ 2 200 000</b>
<b>Object type</b>	Mansion, castle, estate, House, Golf real estate, Winery
<b>Market</b>	Resale
<b>Bedrooms</b>	4
<b>Number of rooms</b>	17
<b>Land area</b>	4000 m2
<b>Area</b>	500 m2
<b>Category</b>	For sale



Located in an extraordinary position on the hills of Versilia, just ten minutes from Pietrasanta and a few distance from bar, restaurants and stores, this charming 15th-century estate, initially built by the Simi family and later expanded by the Pisani family in 1778, is a true historical gem. Immersed in magnificent Italian gardens spanning two levels within a 4000 sqm wooded landscape, the main U-shaped residence covers approximately 500 sqm across two levels and an 80 sqm basement. On the ground floor, a consecrated chapel, library, dining room, and kitchen provide a captivating setting. Upstairs, there's a delightful living room, four bedrooms, and other refined spaces. The basement houses a cellar originally used for wine making. The property boasts two stone-paved terraces, Italian gardens, a picturesque pond with goldfish, and a variety of green spaces. On the eastern side, adjacent to the chapel, there's a garden with medicinal plants, aromatic herbs, and citrus trees. The upper part of the land offers a green space with an orchard, lavender, and lemons, with the potential for a pool. A genuine testament to bygone eras, the property harmoniously blends into its surroundings, maintaining its authenticity over time.

Pietrasanta, at the foot of the Apuan Alps in Tuscany, blends mountains and sea, just 5 kilometers from Versilia. With Roman roots, it's a historic center of marble extraction, preservino squares, churches, and art.

Renowned as an artistic hub, it draws international artists with galleries and workshops. Summer events feature concerts and festivals.

Cuisine reflects Tuscan tradition with dishes like focaccia and fish.

Accessible via Pisa and Florence airports, the city captivates art and nature lovers in Tuscany.



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5 km from Pietrasanta  
5 km from the sea  
50 km from Pisa G. Galilei Airport  
100 km from Vespucci Airport in Florence

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