

**Real estate agency**

**Villa/farmhouse - cod.M1101 - price 1.250.000,00 euro**

In a unique hillside location, with a wonderful sea view and overlooking the Medici fortresses, we offer the bare ownership of a luxurious and exclusive villa with an area of over 250 square meters, owned by nearly ninety-year-olds. The villa, with private access via an electric gate, is spread over two levels. On the ground floor, there is a cozy living area, a garage, and a technical room. On the first floor, which can be accessed both from the outside and via an internal staircase with a stairlift, we find the spacious living room, kitchen, dining room, and bedrooms with two bathrooms. Meanwhile, on the second floor, one reaches the large attic, which also has a bathroom. The property is completed by a surrounding garden with an area of approximately 900 square meters.

**characteristics**

|                         |       |
|-------------------------|-------|
| Code                    | M1101 |
| Floor                   | G/1/2 |
| Surface (sqm)           | 200   |
| Garden                  | Yes   |
| Garden (sqm)            | 950   |
| Terrace/Balcony         | Yes   |
| N. bedrooms             | 3     |
| N. bathrooms            | 3     |
| Heating                 | Yes   |
| Distance sea            | 500m  |
| Sea view                | Yes   |
| Parking space/Box       | Yes   |
| Energetic class         | G     |
| [EN] Spese Condominiali | None  |
| Aria condizionata       | Yes   |



