



L'ARCHITRAVE IMMOBILIARE
The key to your home in Italy

LA BENEAMATA

Tuscany, Pisa, Peccioli

€ 320,000



Bedrooms: 3

Garden Yes

Land: 300 SQM

Parking: Yes

Floor Area: 140 SQM

Within 1 hour Of an airport: Yes

Close To amenities

Beautifully restored house with pretty garden and with three bedrooms and three bathrooms in historical little village.

Immaculately presented three bedroom house, with prettily planted garden and a large outbuilding (garage) used as a summer kitchen.

The living space is open plan with a beautifully fitted and equipped kitchen, a spacious living room, a utility cupboard with washing machine and a bathroom. Upstairs there are two double bedrooms (one with ensuite), a smaller bedroom and a family bathroom.

The garden of 300 sqm is particularly special and is beautifully planted, with lawned area and a wonderful covered portico for outside dining. There is a terrace and a barbecue area making it a wonderful, sociable space. There is also a detached outbuilding (garage) used as a summer kitchen. Cantina with central heating boiler.

Central heating with pellet or LPG boiler Some air conditioning.

The house is located in a very picturesque hamlet, at 5 km from the town of Peccioli. The road to reach the little village is flanked by high cypress trees.

The hamlet is very quiet and the community extremely friendly and welcoming. The neighbours are truffle hunters and enjoy growing vegetables. It is the typical Italian "borgo" where you feel like part of a large family.

In the hamlet there is an astronomical observatory with one of the biggest telescopes in Italy that is open to the public on some days (evening) of stellar significance.

Peccioli is one of the most beautiful villages in Italy, which was confirmed recently as it was awarded the 'Bandiera Arancione' (orange flag status) by the Touring Club Italiano. The town is located in the Valdera region of Central Tuscany, between Pisa and Florence. This colourful landscape of rolling hills dotted with medieval villages, castles and lanes flanked with tall dark green cypress trees epitomises the Tuscan landscape. The area is scattered with historical towns and medieval villages, castles and country churches and a landscape with golden meadows of wheat dancing in the breeze, vineyards, olive groves and fields of sunflowers. Meandering through the countryside of Valdera you feel the vestiges of the mysterious Etruscan civilization. Here Andrea Boccelli, the famous tenor, was born and bred and it is in the heart of Valdera, in Lajatico, that the famous Teatro del Silenzio (the Theatre of Silence) where the natural landscape creates a breathtaking setting and in the summer months some of the biggest names in opera come for a special performance.

Nearby Casciana Terme is an ancient spa town and still has thermal waters and spa facilities and it is a pretty town with piazzas and cafès serving the local wine. The nearby città d'arte (cities of art) include Volterra, San Gimignano, Palaia and Florence.

Distances: Peccioli 5 km, Lajatico 20 km, Volterra 30 km, Pisa (airport) 45 km, Castiglioncello

(beaches) 50 km, Lucca 60 km, Florence 70 km .







L'Architrave Immobiliare Unipersonale srl

Via Montebello 20, Licciana Nardi 54016 Massa Carrara, Tuscany, Italy
(+39) 0187 475543 - info@larchitrave.com