

CASSETTA MAURIZIA

Tuscany, Pisa, Castelnuovo di Val di Cecina

€ 95,000



Bedrooms: 2

Terrace Yes

Floor Area: 115 SQM

Within 1 hour Of an airport: Yes

Close To amenities

Beautifully renovated cottage, in the heart of a pretty medieval village. All on one level, the entrance

is from the sweet terrace with double doors into the living room with fireplace and with a good fitted kitchen. It is wonderful to have the little terrace to relax in, or even to dine 'alfresco' in the evening sun. There is a huge double bedroom and another 'through' room which is large enough to be used as an occasional second bedroom, and a bathroom with shower and a closet. Excellent 'cantina' for storage below. Presented in very good condition throughout, with wooden beams, high ceilings and tuscan charm. Just 300 meters away you can reach both the car park and the upper part of the town where there are shops, restaurants, supermarket, bank, pharmacy and all other services.

The historic village offers a welcoming environment which is excellent both in summer, when the evenings are cool and the sky is starry, and also excellent in winter particularly as the heating works efficiently with the use of green, geothermal energy at very low cost. All services are connected and there is central heating.

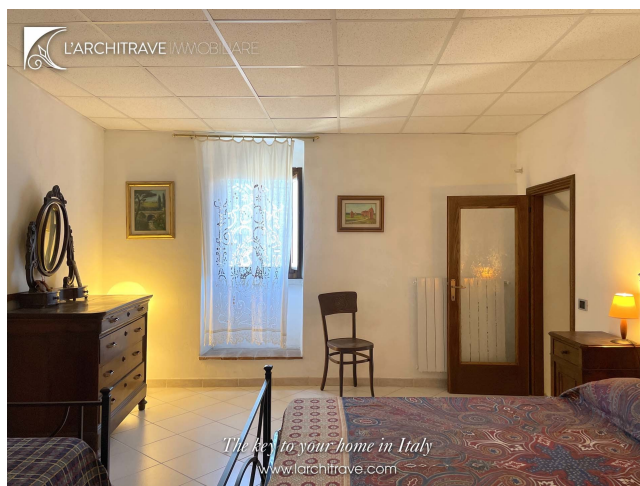
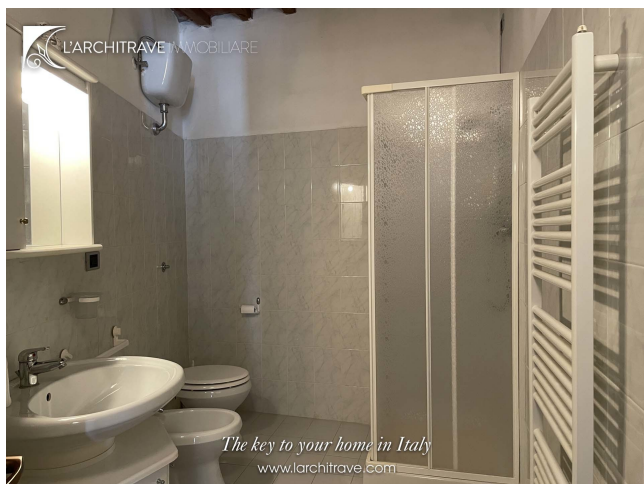
Val di Cecina an easily accessible area which offers a combination of history, culture and excellent cuisine. The village of Castelnuovo Valdicecina is located on the border between the provinces of Pisa, Siena and Grosseto; a small, hilltop town unique for its shape as a bunch of grapes, with a layout of a medieval town, built on sandstone and full of enchanting, tiny piazzas. Coming from the medieval Castelnuovo, the little town streets are flanked with small shops and local cafes, bank, post office. Modern life and amenities are all within walking distance.

The countryside extends from the mountains to the east, through the vineyards terraced on the low hills and down to the Mediterranean scrub with pine woods and brooms to the west. The golden hills are planted with orchards, vineyards and olive groves. There are hot thermal springs with spa baths and steam vents which puff through the hills. The hot waters are piped to the little towns and villages so the homes are heated virtually free of charge. This is all away from the busy tourist locations and yet within easy reach of the cultural centres. Castelnuovo is the place to be for nature enthusiasts: from the town, there is a variety of different nature trails through enchanting historic sites, such as a bridge crossing the Pavone torrent or the scenic vista of the Val di Cornia and the Gulf of Piombino.

The whole of Tuscany is on your doorstep. You are in easy reach of the famous hilltop towns of Volterra and San Gimignano, just 30-40 mins to the coast and there are wonderful day trips to be had in Florence, Pisa, Lucca and Siena. The international airport at Pisa is within an hour's drive.

Distances: Castelnuovo Val di Cecina on the doorstep, Volterra 20 km, Cecina (beaches) 45 km, San Gimignano 50 km, Bolgheri 50 km, Siena 70 km, Pisa (airport) 80 km, Lucca 100 km, Florence 125 km.







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