



*Private & Secluded.
Views of Apuan Mountains
Golden beaches of Marina di
Pietrasanta*

CASALE
L'USIGNOLO
VILLA

PIETRASANTA
TOSCANA
ITALIA



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LOCATION

The main centre is located 3 kilometres off the coast, where the frazione of Marina di Pietrasanta is located.

The area, like most of Tuscany in general, has long enjoyed the patronage of artists.

Pietrasanta has Roman origins and part of the Roman wall still exists. Main sights are the Cathedral of St. Martin, the Sant'Agostino church, now seat of art exhibitions, the Gothic Civic Tower, the Column and Fountain of the Marzocco (16th century).

The area grew to importance during the 15th century, mainly due to its connection with marble. Michelangelo was the first sculptor to recognize the beauty of the local stone.

PIETRASANTA

is a pretty town on the coast of northern Tuscany in Italy, in the province of Lucca. It is part of Versilia, on the last foothills of the Apuan Alps, about 32 kilometres north of Pisa.





APUAN MOUNTAINS & ALPS



DESCRIPTION

This beautiful house is a very rare and unique typical Tuscan countryside property, of a type difficult to find in Pietrasanta.

Casale L'Usignolo (Nightingale Cottage) is a period Tuscan farmhouse, totalling around 240 square metres of living space, which has been totally restored to world-class standards. The house is surrounded by a beautiful garden with a large swimming pool and a spacious chill-out area.

The house is not only beautiful, but has been thoughtfully restored with practicality in mind, and important low maintenance requirements. It is ready for a new owner to just move in and enjoy Tuscany.

The property is located approx. 2km from the centre of Pietrasanta, the Piazza Della Duomo, and the central life and bustle of the town.



At the same time the large garden and beautiful views of the Apuan Mountains guarantee privacy and tranquillity.

The house is laid out in a spacious flexible way with 4 to 5 bedrooms. On the ground floor there is a large dining room with a working fireplace, a large open plan kitchen, a comfortable living room, a guest bathroom and a bedroom/gym. There is also a separate laundry and storage room.

On the upper floor are a master bedroom suite, with a large walk-in wardrobe and an ensuite master bathroom.



DESCRIPTION CONT.

Additionally there is a gallery study and library area with high vaulted ceiling and two further bedrooms sharing another bathroom.

On the ground floor outside is a separate Dependence with a large bedroom and bathroom.

All bedrooms, the Dependence and the study and library are air- conditioned. Heating and hot water is throughout the house with radiators heated by a mains gas-fired boiler.

Throughout the rooms, the house has an open ceiling, with character walnut beams and traditional terracotta tiles. The upper floor has vaulted ceilings, giving a light and airy feel to the house. Hardwood windows are all double glazed units with traditional protective shutters. On the ground level is a typical Tuscan stone floor, with oak wood on the upper floor.

The walls are part-plastered in the local style, with some exposed stone.

The kitchen was recently installed by the Italian designers at Boffi, and has a marble worktop with walnut doors. All appliances are by Gaggenau.

The bathrooms all feature Villeroy and Boch sanitary-ware.

The entrance of the house has a very large covered terrace, perfect for outdoor eating and gives shade even in the late afternoon. The outdoor terrace areas are floored with stunning blue/grey Cardoso stone from nearby Seravezza.

Outside are the pool area and the magnificent gardens. The 12m x 6m saltwater pool, which is heated, is lined with sand-coloured travertine stone. It is surrounded by a hardwood lounge deck, and has a good- sized underground technical room.

There is a large gazebo (10m x 4.5m), in steel and glass, with a Carrara marble floor overlooking the pool. In the driveway, there is parking for an additional 3-4 cars.

The gardens, with expansive views of the mountains, feature a large lawn

area and many mature trees including 60+ year-old olives, mature cherry and orange trees, with several lemon and lime trees. Hedges of mixed bay and scented jasmine, fruiting feijoa, lavender and a small but productive Tuscan herb garden complete the picture. The gardens are beautifully lit at night, and have several installed outdoor electrical points for convenience.

There is an automated water system for the entire garden with water pumped from the property's own well.

The house comes complete with a comprehensive alarm and security system with camera installations.





Florence is only 115km (71ml) away. With the car, you only need 1 hour and 30 minutes. Also, the use of the train between Firenze & Pietrasanta is very easy and quick. It is also the best place to stay in Tuscany to visit the super famous Cinque Terre and Portovenere. In about an hour by train, you can enjoy the colorus of Liguria and of the Five Lands.



Pietrasanta to Pisa International Airport: 44km (27ml)

Municipal Airport Massa-Cinquale Helipad: 11km (16ml)

SITUATION

The town is part of Versilia on the coast of northern Tuscany. It is about 32km (20ml) north of Pisa and 15 miles south of the world marble capital of Carrara. The walled town of Lucca is only 30 minutes away by car using the A12 highway.

Being only 3.2km (2ml) off the coast, Pietrasanta is also a perfect summer destination of Tuscany.

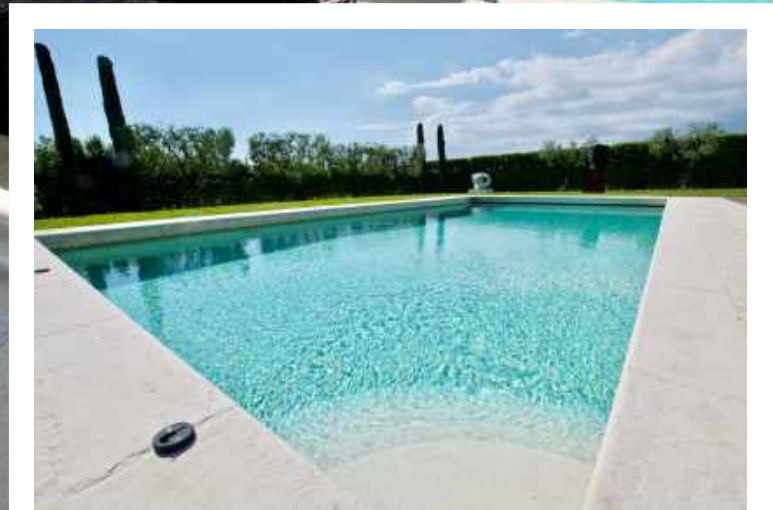
You can quickly reach the beaches of Marina di Pietrasanta and the Forte dei Marmi in around 10 to 15 minutes.













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CITTÀ DI PIETRASANTA



MARINA DI PIETRASANTA



PIETRASANTA COUNTRYSIDE



Beautiful



Colourful



Idyllic Pietrasanta



Tenure: Freehold

Price: €2,500,000

Services: All services are connected to the mains

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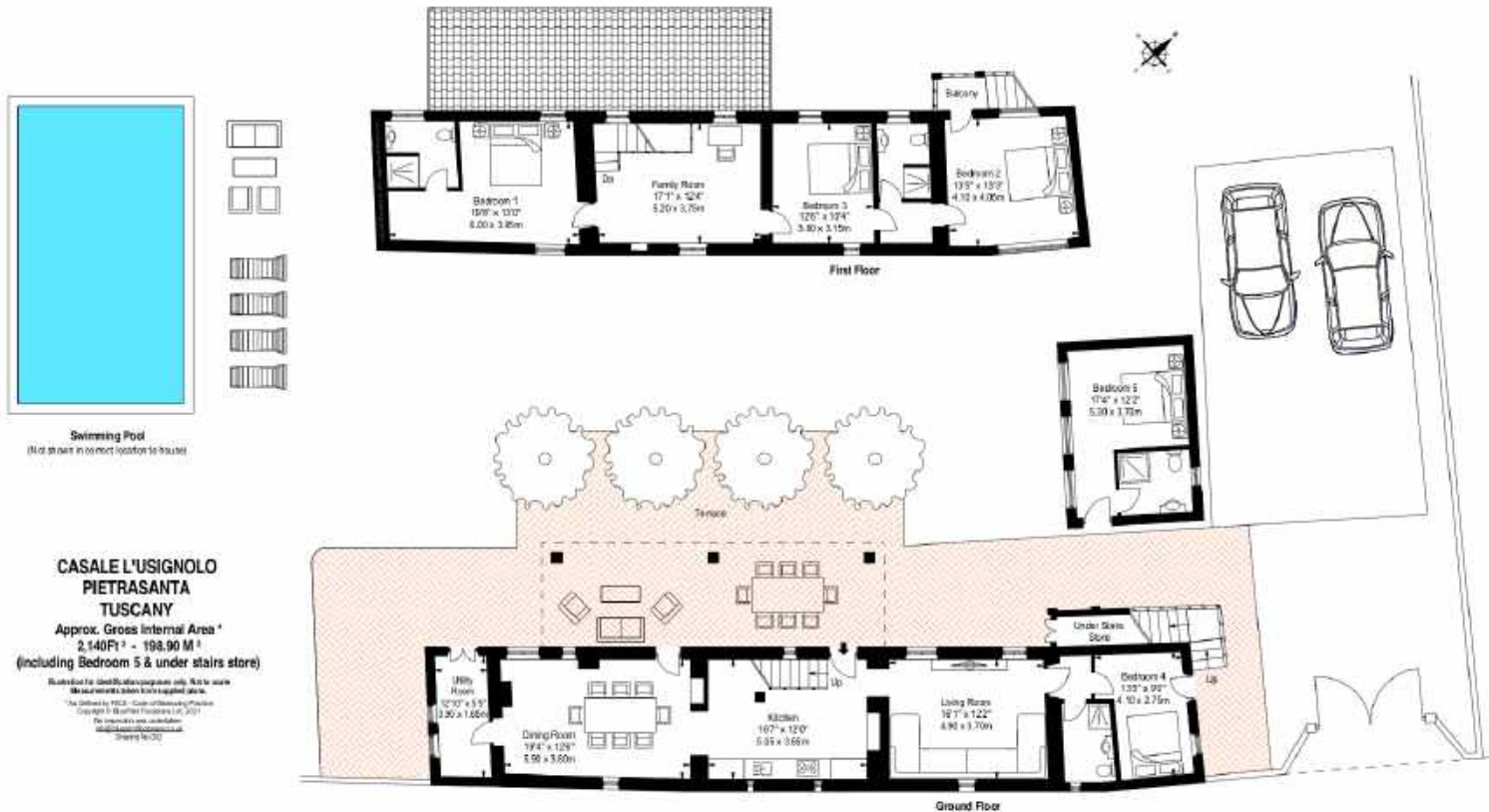
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