

Indipendent house for Sale to Vicopisano Area: San Giovanni alla Vena



600 square meters | Bathrooms: 4 | Bedrooms: 7 | Rooms: 17

In the heart of an area steeped in history, whose name has its roots in the discovery of an ancient gold vein, the scene of centuries-old battles between the great cities of Tuscany and then home to ceramists and artists, Leonardo Real Estate is pleased to present a true gem: the historic Villa Vajani.

A timeless elegance, a local gem with foundations dating back to the Middle Ages, this unique residence is located in the center of town, guarded like a secret amidst tranquil gardens and noble architecture. Once through the gated entrance, a tree-lined avenue leads the gaze to the villa, which unfolds in all its majestic beauty.

The Garden:

The 5,000-square-meter garden-park ideally embraces it, a true theater for receptions, dances, and outdoor dinners, and frames the villa with fragrant flowers, fruit trees, and centuries-old plants: a green corner that conveys peace, harmony, and beauty.

The villa:

The residence is composed of two main buildings: the historic residence and the ancient oil mill, a true architectural rarity.

Inside, the ground floor opens with an elegant hallway leading to the living area: a double dining room with a gray stone fireplace and parquet floors, an authentic kitchen with French tiled stovetops, a wood-burning oven, a pantry, a second kitchen, and a bathroom, in a seamless interplay of levels and perspectives typical of period residences. The windows overlook the garden, flooding every room with

natural light.

Continuing, we find a refined living room with a marble fireplace, which opens onto a large terrace: a perfect spot for music, reading, or summer evenings. A small sitting room/study and a second entrance complete the ground floor.

The master staircase, with original friezes, splendid marble, and early 20th-century frescoes, leads to the first floor. This floor houses the sleeping area, with a charming master bedroom, served by a spacious bathroom, and two additional bedrooms. The high ceilings, large windows, and generous spaces lend the rooms a rare brightness and spaciousness.

On the second floor, the same warm and elegant atmosphere welcomes guests: a double bedroom, a living area with kitchen and bathroom for entertaining, a second large bedroom now used as a storage room, and an additional room historically reserved for the house staff, with an antique fireplace and three large windows, now perfect for being transformed into a sumptuous bedroom.

The Oil Mill:

Completing the compendium is the ancient oil mill from 1869, as evidenced by the original inscriptions carved on the sides of the large original stone millstone: "Made in 1869, Pressed in 1870".

A charming space where time seems to have stood still. Renovated with great respect for tradition, it now houses a spacious ballroom with a monumental fireplace, eat-in kitchen, and bathroom: an evocative space, ideal for events, dinners, or social gatherings.

600 sq m
5000 m2 of garden park
7 rooms
4 bathrooms
Perfect condition

Ref. REA510

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Leonardo Real Estate
Viareggio Corso Garibaldi, 170

The proposed address may be nearby for privacy reasons

Property details

Code: REA510	Reason: Sale
Type: Independent house	Region: Toscana
Province: Pisa	Municipality: Vicopisano
Area: San Giovanni alla Vena	Price: € 850.000
Total Square Meters: 600 square meters	Bedrooms: 7
Bathrooms: 4	Rooms: 17
: 23	: 3
: 1879	: Yes

Features

Terrace	Tv Antenna: Autonomous	Tv SAT: Autonomous
Closet	ADSL Coverage	Cellar
Fastweb Coverage	Fireplace	Air-Conditioned
Parquet	Telephone System	Wiring: By Law
Sanitary Suspended	Shower	Predisposition for Alarm
Safe-Deposit Box	Shutters	

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			



















