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AGENCY — PISA

O R E N T A N O — P I

# Historic Villa in Orentano: Luxury Residence, B&B or Secure Real Estate Investment

€ 750

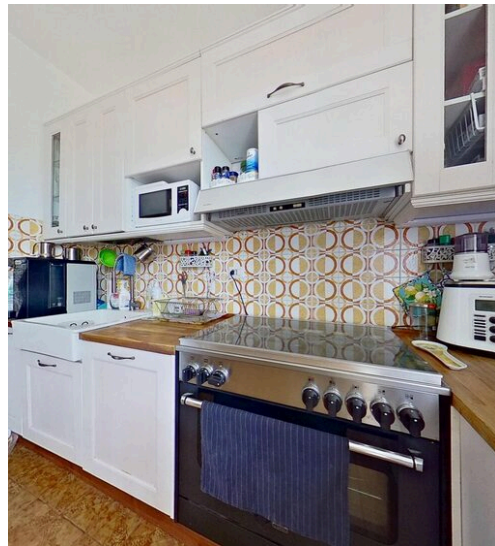
PRICE

345 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION

# Historic Villa in Orentano: Luxury Residence, B&B or Secure Real Estate Investment


Nestled in the serenity of Orentano, this historic villa is not just a house, but a property with unlimited potential. It is distinguished by its imposing stately architecture with ashlar facade, which gives it an old-world charm. With a large private garden and a double entrance from two streets, it guarantees maximum privacy and versatility. Strategic Location: All of Tuscany at your fingertips. Orentano represents a perfect logistical base for living and investing in Tuscany. The proximity to the freeway exit of Altopascio (A11) makes it very easy to reach the main cities of art: Lucca: 19 km Pisa: 37 km Florence and the Tuscan Coast are just a short distance away. It is ideal for those looking for a private residence or wishing to start a successful accommodation business. A Unique and Flexible Investment Opportunity The villa is currently divided into two independent living units, offering immediate flexibility: Live in the Superior Unit (your private abode). Income the Lower Unit (perfect for B&B, rooming house or long term rentals). The

Real Added Value: Buildable Land The large garden surrounding the property is not only the ideal backdrop to build a beautiful swimming pool, but includes a valuable portion of building land. This opens the way to an unparalleled real estate investment: the possibility to build up to 4 independent semi-detached houses, maximizing the overall yield of the entire property. Detail of the Units: Independence and Generous Spaces Ground Floor Units: Ideal for Hospitality or Families Traditional entrance, eat-in kitchen with fireplace. Large living room, two double bedrooms with access to a long terrace. Two bathrooms, storage room. Spacious outdoor loggia for outdoor dining. Convenient basement cellar. First Floor Unit: Your Private and Panoramic Home Access via outdoor staircase leading to a large livable terrace, perfect for outdoor living. Characterized by high ceilings and brightness. Living room with fireplace and adjoining kitchen with direct access to the terrace. Sleeping area with three large double...

 **345 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **4**  
BATHROOMS

 **€ 750**  
PRICE

## FEATURES



WIDE SPACES



HISTORIC BUILDING



GARDEN



OPPORTUNITY



MULTIPLE ENTRANCES



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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