

Rustic for sale in Massarosa

Piano di Mommio

Price on Application

Ref. La pianella -26011



260 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 6

Where Stone Meets Light: An Exclusive Retreat in the Versilia Hills

The Soul of Heritage, the Breath of the Sea: A Masterpiece Farmhouse in Versilia. Just five minutes-300 seconds of a scenic drive-up the initial slopes rising between Piano di Conca and Piano di Mommio, the hustle of the main road fades away. Here, nestled in the tranquility of the first hills, lies this magnificent stone Casale (farmhouse) for sale.

The approach is a gentle ascent through a landscape dotted with silver olive groves and picturesque villas. To your right, the valley unfolds toward the coastline, welcoming you into a private oasis of peace-a true sanctuary from the demands of daily life.

The Residence

Offered as an exclusive listing, this stone-clad farmhouse embodies the essence of Tuscan tradition while offering a feature rarely found in classic rustic homes: extraordinary natural light. Upon entering the central foyer, the architectural intent is immediately clear. Numerous windows and unusually high ceilings invite the light deep into the home, lending a fresh, modern air to its historic character.

The Interiors

Ground Floor: The layout flows harmoniously between a warm, inviting living area-featuring authentic exposed timber beams-and a

spacious eat-in kitchen designed for entertaining. The kitchen and dining area open directly onto a panoramic terrace with sea views, creating a seamless indoor-outdoor living experience during the warmer months.

First Floor: A magnificent original stone staircase serves as the home's centerpiece. The first level features a central landing leading to three bedrooms and two well-appointed bathrooms. One of the bedrooms boasts exclusive access to a private sea-view terrace.

Top Floor: The second and final level offers two additional expansive bedrooms, versatile enough for a variety of uses. A retractable staircase leads to the "crown jewel" of the home: an apical solarium terrace that commands breathtaking, 360-degree views over the entire Versilia coastline.

The Grounds

The property is embraced by a lush olive grove and rare, level garden tiers. Such flat outdoor spaces are a premium find in the hills, providing the perfect setting for relaxation, alfresco dining, and enjoying the greenery in total comfort. This is a residence that preserves the soul of a Tuscan rustico while functioning as a modern, airy, and easily accessible home.

The Agent's Note

"Choosing this home means embracing the timeless prestige of a stone farmhouse without sacrificing the brightness and volume of modern living. This property is a rare find for its accessibility and 'breathable' layout-perfect for a buyer seeking a home with character that stirs the emotions the moment you look toward the horizon."

Certification

Energy Class: G

EPgInr: 377.03 kwh/□

Features

Code: La pianella -26011

Reason: Sale

Categoria: Rustic

Address: via pastinovelli, 1243

Municipality: Massarosa

Zona: Piano di Mommio

Total Square Meters: 260 sq.m.

Bedrooms: 5

Bathrooms: 3

Rooms: 6

State of Preservation: Good

Heating: Heating

Garden: Private, 7.300 sq.m.

Sea Distance: 16.000 meter

Tv Antenna : Autonomous

Closet

ADSL Coverage

Fireplace

Telephone System

Wiring : By Law

Shower

Shutters

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Public Transport

Kindergarten

Elementary Schools

Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









Altri subalterni

Servizi energetici presenti

<input checked="" type="checkbox"/> Climatizzazione invernale	<input type="checkbox"/> Ventilazione meccanica	<input type="checkbox"/> Illuminazione
<input type="checkbox"/> Climatizzazione estiva	<input checked="" type="checkbox"/> Prod. acqua calda sanitaria	<input type="checkbox"/> Trasporto di persone o cose

PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, al netto del rendimento degli impianti presenti.

Prestazione energetica del fabbricato

INVERNO	ESTATE

Prestazione energetica globale

EDIFICIO A ENERGIA QUASI ZERO

CLASSE ENERGETICA G

377,03 kWh/m²anno

Riferimenti

Gli immobili simili avrebbero in media la seguente classificazione:

Se nuovi: C (81,05)

Se esistenti:

Pag. 4

