Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Stylish, authentic farmhouse with infinity pool, close to the sea I Real estate Tuscany



IT-C428-KA

Panoramic view
56040 Montecatini Val Di Cecina
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	56040
Country	Italy
City	Montecatini Val Di Cecina
Additional geographical information	Pisa
Living space	approx. 350 m^2
Number of rooms	15
Plot size	approx. 50.000 m^2
Number of bedrooms	5
Number of bathrooms	3
Asking price	1.725.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished

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Description

In Montecatini Val di Cecina municipality, fully immersed in the unspoiled countryside we sell authentic farmhouse with panoramic swimming pool and 5 hectares of land with a huge olive groove.

The house is accessible through 600 meters unpaved road and a picturesque cypresses lined path which leads to the parking area. The villa has been entirely and tastefully renovated by the current owners, maintaining its original Tuscan features such as the exposed stones and bricks on the outdoor walls, the beamed and vaulted ceilings and combining them with ethnic piece of furniture and a beautiful stone-tiled floor from Puglia.
The doors and the main beams of the ceilings have been lightly hand brushed to give airy and brightness to the interiors. The villa develops on staggered levels for a total of circa 280 sqm and it boasts several French doors on the ground floor which donate a sort of continuity between the indoor and the outdoor spaces, a unique element which marks the villa.

The villa is half surrounded by a beautiful loggia where it's possible to enjoy outdoor meals while admiring the enchanting surrounding scenery. The ground floor comprises a wide rustic kitchen and dining-room with fireplace and access to the utility room, hallway with stairs leading to the first floor, a huge lounge, partly characterized by a double high ceiling and a central fireplace and cloakroom. A few steps lead to a second sitting area with access to the cellar, a guest bedroom and a bathroom with shower. The first floor, accessible via an internal or external staircase (which in the past led to the farmer's apartment) comprises a wonderful master bedroom with en-suite bathroom supplied with double sink, shower and bathtub, hallway, additional 2 double bedroom, smaller bedroom , bathroom with shower and a charming gallery overlooking the downstairs lounge. All systems are connected with water mains, LPG heating, electric mains and internet.

Outside the villa boasts a garden area where it is possible to relax with an infinity 12 x 6 m swimming pool nestled among the cypresses and the Mediterranean scrub and where it is possible to admire a breathtaking view and 5 hectares of land with wood and olive trees. This is an unique and authentic property, perfect for those ones who want to live in the unspoiled nature, far from the noise of the town.

For more offers please consult our web site www.real-estate-italy.com.

Location

Montecatini Val di Cecina.

Grocery and bar: 5 Km Restaurant 10 km The picturesque village of Casale Marittimo: 17 km The popular village of Bolgheri, known worldwide for its wineries: 26 km Train station, hospital, motorways , supermarkets and beaches in Cecina town: 28 km The amazing town of Volterra: 35 km Pisa international airport: 82 km

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Your contact person

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