



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Tuscan villa with large land and impressive panoramic views of Montecatini



IT-1582-KA

Panoramic view  
51016 Montecatini Terme  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	51016
<b>Country</b>	Italy
<b>City</b>	Montecatini Terme
<b>Additional geographical information</b>	Pistoia
<b>Living space</b>	approx. 350 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 56.000 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	4
<b>Asking price</b>	1.450.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

This beautiful farmhouse has been completely and meticulously renovated and lays in a beautiful and sunny panoramic location, just a ten-minute drive from Montecatini Terme.

The rustic Tuscan style such as beamed ceilings and exposed brick has been preserved.

The house is spread over two levels and consists on the ground floor of an entrance hall leading to a bright and spacious living room with a fireplace, an eat-in kitchen with a fireplace, a pantry/laundry room and a bathroom with a window.

The first floor features a large double bedroom, a study, two further double bedrooms and a large bathroom with a window and shower.

The ground floor also features an independent living unit consisting of a large living room with a fireplace, a kitchen, a double bedroom and a bathroom with a window. This unit can easily be connected to the rest of the villa by opening an interior door.

3 cellars, another bathroom and a large garage are also available.

The agricultural area is approximately 56,600 m<sup>2</sup> and is planted with 350 olive trees in production.

The panoramic garden with hydromassage pool overlooks Montecatini.

The property is fully fenced and accessible via three entrance gates and a private access road suitable for any vehicle.

Several outdoor parking spaces are available.

Please consult our web site [www-real-estate-italy.com](http://www-real-estate-italy.com) for more offers.

## Location

Montecatini Terme



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**Your contact person**

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