



Semi-detached for sale in Quarrata La Catena € 469.000

Ref. CBI105-1777-165



440 sq.m. | Bathrooms: 2 | Bedrooms: 6 | Rooms: 14

TUSCANY - FLORENCE/PISTOIA - QUARRATA

TWO-FAMILY VILLA/FARMHOUSE WITH GARDEN ON THE HILL

In the hamlet of Catena di Quarrata, immersed in the green hills overlooking the plains of Prato and Florence, a semi-detached terraced house of 340 m2, with a garage of 41 m2 and a garden of about 250 m2.

The property consists of two neighboring and independent real estate units which are both developed on two levels:

The first property has on the ground floor a bright living room with fireplace, a spacious kitchen with a characteristic wood-burning oven and a storage room/cellar; on the first floor there are three large bedrooms, a small closet and a bathroom with shower. From the master bedroom, it is also possible to access the attic with a light point, which can be used as a deposit.

The second property has a spacious and bright entrance on the ground floor, hall, large living room with fireplace, kitchen with utility room/basement and a storage room/cellar; on the first floor there are three large bedrooms, a utility room, a bathroom with shower and the attic which can be accessed via a retractable staircase.

The property includes a 40 m2 garage and a 250 m2 garden, which extends both to the front and to the rear of the property, with six



olive trees.

Both houses have independent access and autonomous systems.
The first building was internally renovated in 2007.

The pride of the property is its panorama, since it is possible to admire the whole plain of Florence and, on clear and clear days, it is possible to see the cathedral of Florence with Giotto's bell tower.
Located in a peaceful and quiet area, it is the ideal solution for those who want to get away from city traffic and immerse themselves in the peace of the Tuscan hills, without giving up the comforts that the location offers. In fact, the property is located close to all the services that the town offers and only 12 km from Pistoia, 10 km from Prato and 25 km from Florence.

Depending on family needs, it is possible to divide the property and a possible division solution can be viewed in the photos.
It is also possible to buy only the first of the houses.

Furthermore, given the location, close to the major Tuscan cities of tourist interest, it can be an excellent form of investment for the construction of an accommodation facility.

Contact me to visit the property

Certification

Energy Class: G

Features

Property ID: CBI105-1777-165	Contract: Sale
Categoria: Semi-detached	Address: Via di Pozzo, 224
Zip Code: 51039	Municipality: Quarrata
Zona: La Catena	Total sqm: 440 sq.m.
Bedrooms: 6	Bathrooms: 2
Rooms: 14	Internal condition: To Be Cleaned
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Carport
Suitable for Students: Yes	No architectural barriers: Yes
Date of construction: 1900	Current Status: Available after the deed of sale
Garden: Private	: 12
: 1	: 3
Sea distance: 6.000 meter	Kitchen: Regular Kitchen
Garage: for one car	: Yes









