



# Farm for sale in Montecarlo

## MONTECARLO

### € 1.690.000

### Ref. CBI129-1788-129962



### 510 sq.m. | Bathrooms: 8 | Rooms: 13

In the prestigious area of Montecarlo we present an exclusive farm for sale, inserted in a renowned wine context well known in Lucca. The farm has about 5 and a half hectares of land: of which about 3.5 hectares of vineyards with the production of excellent DOC wine, about 1.7 hectares of olive grove with about 800 olive trees in production and the remaining land with meadow and wood. In addition, the company has about two hectares on loan for use with a newly renewed contract.

The farm in production is located a few km from the cities of Lucca, Florence, Pisa near the historic center of the village of Montecarlo and a few minutes by car from the main roads and motorways which makes it easily accessible from the main airports and motorway junctions.

The real estate complex belonging to the farm consists of a spacious villa of about 510 square meters on two floors above ground plus an attic and is divided into five independent units that can be easily reunited if the intentions were to make a large main residence instead of apartments independent.

The property is developed as follows:

on the ground floor there is an entrance hall, kitchen, a bedroom, a study, two bathrooms and three rooms used as cellars;

the first floor houses 4 mini-apartments with four living rooms with open kitchen, 4 bedrooms and 4 bathrooms and 3 rooms used as attics on the second floor attic.

In front of the villa we find a room used as a cellar and storage of about 164 m2 on two floors which consists of large spaces currently used as a living room, professional kitchen and bathroom on the ground floor, while in the basement which is accessible only from the



outside we find a room for mixed use.

In support of the villa, as pertinence, we have an independent cellar of about 70 square meters on two floors, a floor above ground and a basement, used for the storage and sale of oil and wine.

The farm is sold including all the machinery and tools needed to continue the production activity.

The property includes a large swimming pool with a large main pool, a whirlpool area and a pool suitable for children. This area is completed by underground ancillary rooms of approximately 50 m2 used as bathrooms/changing rooms and closet.

Ample parking a few meters from the main villa.

\*For privacy reasons, the address in the file is indicative and the property is in any case located in the immediate vicinity\*

## Certification

**Energy Class:** G

**EPglnr:** 212.00 kwh/□

## Features

Property ID: CBI129-1788-129962

Contract: Sale

Categoria: Farm

Address: Via Tinaia

Municipality: Montecarlo

Zona: MONTECARLO

Total sqm: 510 sq.m.

Bathrooms: 8

Rooms: 13

Internal condition: Excellent

Independent heating: Heating









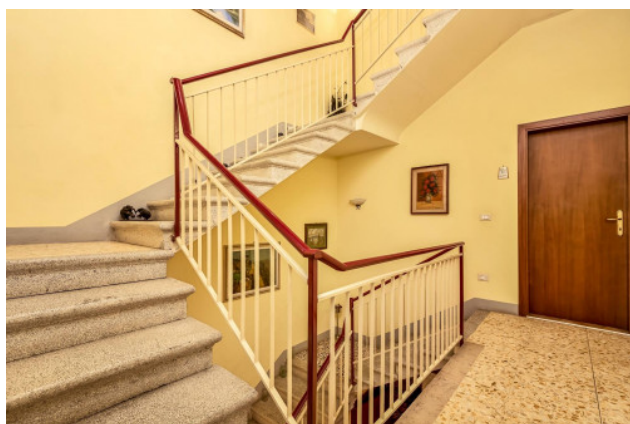
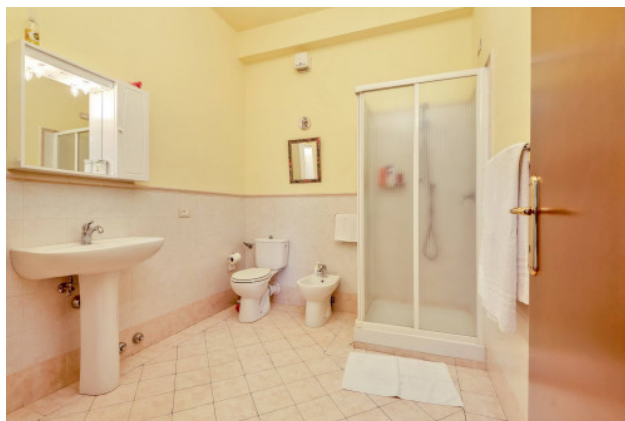












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