



Villa for sale in Montecarlo

MONTECARLO

€ 1.690.000

Ref. CBI129-1788-130004



510 sq.m. | Bathrooms: 6 | Bedrooms: 8 | Rooms: 20

VILLA ISABELLA

In the prestigious area of Montecarlo we present an exclusive sale of a large and bright villa set in a renowned wine context well known in Lucca. The property has about 5 and a half hectares of land supplied: 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 lawn and woods. Therefore a beautiful property for lovers of good wine and oil to be produced independently given the machinery available.

The property 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 reachable from the main airports and motorway junctions.

The real estate complex 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 rather than independent apartments.

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;

Forte dei Marmi

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the first floor houses 4 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 a pertinence, we have an independent cellar of about 70 square meters on two floors, a floor above ground and a basement, used for wine processing.

The property has all the machinery and tools needed for the production activity and can also be purchased as a farm.

The property includes a large swimming pool with a large main pool, a Jacuzzi 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

EPgInr: 158.02 kwh/□

Features

Property ID: CBI129-1788-130004

Contract: Sale

Categoria: Villa

Address: via tinaia, 1

Zip Code: 55015

Municipality: Montecarlo

Zona: MONTECARLO

Total sqm: 510 sq.m.

Bedrooms: 8

Bathrooms: 6

Rooms: 20

Internal condition: Excellent

Floor: Buildings

Total floors: 3

Independent heating: Heating

Parking space: Uncovered Parking

Current Status: Available after the deed of sale

Garden: Private

Kitchen: Regular Kitchen

Garage: for two cars



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Esempio Planimetria



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