

# Farmhouse for sale in Montecatini-Terme

€ 1.650.000

Ref. CBI162-2221-170



**980 sq.m. | Bathrooms: 10 | Bedrooms: 10 | Rooms: 40**

We are pleased to present you this delightful country estate located in Montecatini Terme, immersed in the lush greenery and olive groves of Valdinievole.

The complex contains several buildings set in 5 hectares of land.

The spaciousness of the land allows the owners to live in the beautiful Tuscan countryside, generate income with multiple rental properties and enjoy luxuries such as a professional kitchen, swimming pool and abundant storage space.

The main building is made up of two communicating houses which overall measure 600 m2. One of the houses dates back to 1650 and the other to 1750. The current owners use part of the main building as their home, while another portion is occupied by two rental apartments.

The older house has recently been renovated and the external stone walls restored to maintain the original character. The interior remains unfinished giving the new owners the opportunity to furnish it as they wish.

The property includes two other buildings: one, the former horse stable, is equipped with a professional kitchen; the other with two spacious apartments used as an accommodation facility.

A beautiful swimming pool offers perfect comfort after a long day under the Tuscan sun.



There is also an additional storage space of approximately 100 m2 and a large garage located right next to the main gate.

Easily accessible by car, train and plane; the property is ideally located 50 km from Florence as well as from the renowned Forte dei Marmi and the Versilia's beaches.

Just 12 km from Pistoia and 30 km from pretty Lucca. Florence airport and Pisa airport can be reached in 30 and 40 minutes respectively.

## Certification

**Energy Class:** F

## Features

Property ID: CBI162-2221-170	Contract: Sale
Categoria: Farmhouse	Address: Localita' Sano
Municipality: Montecatini-Terre	Total sqm: 980 sq.m.
Bedrooms: 10	Bathrooms: 10
Rooms: 40	Internal condition: Excellent
Floor: Buildings	Independent heating: Heating
Parking space: Carport	No architectural barriers: Yes
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for four cars

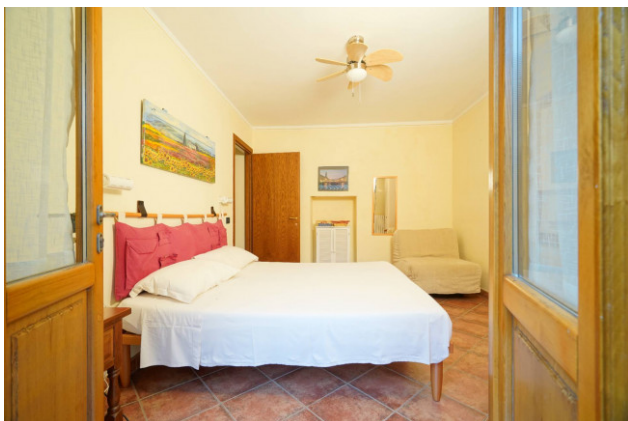




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