

for sale in Monsummano Terme

€ 240.000

Ref. 238



180 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 10

OUR EXCLUSIVE

This beautiful property is located on the slopes of the hills that to the north surround the town of Monsummano Terme in the province of Pistoia, a short distance from the city center and its spas overlooking a wide panorama over the northern part of the Valdinievole with the inhabited areas of Montecatini Terme and Pescia and the offshoots of the "Padule di Fucecchio", an area of naturalistic interest. From the whole property you can enjoy a unique panoramic view. The Owner, after having obtained the authorizations for the agro-food improvement program with restructuring urban planning of buildings for agritourism purposes has completely reconstituted the original characteristics of the agricultural land by taking care of the restoration of the olive grove. His project consisted of economically enhancing the cultivation of the olive tree, integrating the proceeds with the agritourism destination of the buildings. He intended to obtain four residential units in the buildings owned thus divided: two small apartments (n. 1 and 2) on the lower floors and a larger one (n.3), in which to go to live, on the two upper floors of the main building (A) and one (n.4) on the upper floor of the former stable-barn building (B). In designing the redevelopment of the buildings, in addition to ensuring the necessary functional sanitation services for the new real estate units, an attempt was made to redevelop the environmental characterization by ensuring that the existing additions and new extensions contributed to delineate buildings with an adequate impact and personality to the typical environment of the hilly agricultural landscape, cultivated with olive trees and arranged on terraces. Even the interventions on building "B", albeit with the new additions, do not alter the characteristics of the existing rural annex. renovation (building A 30% renovated, building B 90%), are surrounded by a land of about 28,000

square meters with about 650 olive trees that provide an average of 6 quintals of extra virgin olive oil. The two buildings, the main one with a living area of 152 square meters (building A) and the secondary one (building B) of 28 square meters, are developed around a courtyard and are connected by a series of pergola terraces. The buildings, even if undergoing renovation, are already connected to the water and electricity networks. We attach the floor plans that fully highlight the approved project, pointing out that only sudden health problems of the Owner prevent him from completing the project which for he would have represented "the dream of life". We want to underline that the area lends itself very well to any other type of use according to the needs of the future Buyer.

Features

Code: 238	Reason: Sale
Zip Code: 51015	Municipality: Monsummano Terme
Total Square Meters: 180 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 10
State of Preservation: Rustic	Level: Multi-Storey
Total Floor: 3	Current Status: Free to the deed
Garden: Private, 28.000 sq.m.	Kitchen: Regular Kitchen
Porch	Closet
ADSL Coverage	Cellar
Fireplace	Telephone System

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Playgrounds
Railway Station	Public Transport
Kindergarten	Elementary Schools
Schools	High Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices





