

for sale in Montaione
€ 2.950.000
Ref. 1488



415 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 12

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

TUSCANY - FLORENCE - FLORENCE COUNTRYSIDE

We are dealing with the sale of a wonderful agricultural company located in the province of Florence, immersed in the rolling Tuscan hills with an absolutely fantastic panoramic view. The complex is positioned in a strategic and optimal way, as in less than an hour you can reach the best centers of Tuscany such as Pisa, Florence, Lucca and Siena, and then access the cities of art such as Volterra and San Gimignano in just 30 minutes and only an hour from the Tyrrhenian Sea and the seaside resorts. The location of the property is panoramic with an absolutely fantastic view and it is possible to reach the first town complete with every essential service in just 10 minutes on foot via 800 meters of road in excellent condition, which is why it is considered a Walking Distance for many. The company is made up of an ancient manor house, a villa, a covered veranda, a swimming pool and 11 hectares of closed land. The main farmhouse has been completely renovated in compliance with the criteria of typical Tuscan rural buildings, with particular attention to maintaining the style, attention to detail, terracotta flooring, built-in kitchens, ceramic tiling in the bathrooms, upholstery coordinated with

the warm colors of the interiors, period furnishings, creating relaxing atmospheres, it is currently rented in a single solution by families, groups of friends or work groups together with the entire large outdoor area consisting of an entrance with an automated gate, private covered parking, outdoor living room, garden and exclusive swimming pool. However, being structured into two independently organized units of 70 and 80 m². walkable, on two floors with a living area on the ground floor and a sleeping area on the upper floor, for a total of 2 kitchens, two rooms and two bathrooms on the ground floor and 5 bedrooms and 4 bathrooms on the first floor, which is why it is also possible to stay in the single apartment formula, equally enjoying comfort and privacy with a respective external courtyard. The apartments are equipped with safe, satellite TV, internet and emergency assistance attendant. The building also has an accessory basement room of 50 m². and green space used for children's games. In the large, completely fenced park there is a beautiful 6x12m tiled infinity pool with a hydromassage tub in the corner, shower area, terracotta-paved solarium complete with furnishings such as sunbeds, umbrellas, tables, chairs and a lounge area, to spend hours of relaxation surrounded by the nature of the typical Tuscan landscape. Near the main house we find a large 60 m² glass-enclosed veranda. with storage area of 15 m². and a beautiful brick oven, the veranda consists of a splendid glassed-in lounge furnished in rustic style within which guests will be able to taste the wine produced by the company and the superior quality oil, admiring the landscape at 360 degrees surrounding area. Near the aforementioned hall, there is an area called "the lemon house" with hammocks and hanging armchairs. Also in the property we find a further independent villa arranged on two floors in particular, in the basement of 85 m² composed of rooms in an advanced raw state, currently used as a warehouse but with the possibility of building another house and on the first floor a residential house of 70 m². , consisting of a large entrance terrace, kitchen / dining room, sofa area, bedroom and bathroom. The property ends with the land, a completely delimited property, with closed land, for a total of 11 hectares of land, consisting of a vineyard in production Centuries-old olive trees and an immense variety of fruit trees such as peach, cherry, kiwi and apricot trees.

Certification

Energy Class: E

EPgInr: 22.50 kwh/□

Features

Code: 1488	Reason: Sale
Address: Via Papa Giovanni XXIII	Zip Code: 50050
Municipality: Montaione	Total Square Meters: 415 sq.m.
Bedrooms: 6	Bathrooms: 5
Rooms: 12	State of Preservation: Restored
: 6	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 110.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Telephone System
Wiring : By Law	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





