

for sale in Monsummano Terme

€ 1.350.000

Ref. 1609



390 sq.m. | Bathrooms: 7 | Bedrooms: 5 | Rooms: 10

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON 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.

WE ARE FLATTERED TO BE ABLE TO OFFER THE SALE OF THIS STUNNING VILLA EQUIPPED WITH ALL COMFORTS WHERE A HOLIDAY HOME BUSINESS HAS BEEN RUN FOR SOME YEARS WITH EXCELLENT RESULTS AND EXCELLENT REVIEWS.

THE PROPERTY CAN ALSO EVALUATE A PARTIAL EXCHANGE

The approximately 390 sq m villa is located in the countryside of the municipality of Monsummano Terme in the province of Pistoia and is perfect as an investment to continue a business, to be used as a residence, or for mixed residential/rental purposes. The villa was designed and built by the current owner with meticulous attention to detail, featuring state-of-the-art technology and finishes. It is spread over two levels and comprises a bright, double-volume living room, a well-equipped kitchen, a bedroom with disabled access and a private bathroom, a private spa with a massage area featuring two heated massage beds, a Turkish bath, a sauna, a heated whirlpool tub, a men's and women's changing room with a

toilet and shower, a laundry room, a utility room with external access only, and a bathroom. The spa area offers access via an elevator to the gym located in the mezzanine, all on the ground floor.

On the first floor there are four generously sized bedrooms, each with a private bathroom for exclusive use.

The villa has a ducted air system for heating and cooling the rooms with a heat pump powered by a photovoltaic system and is sold fully furnished.

The highlight of this villa is the private outdoor area with swimming pool, hot tub, garden of approximately 4,000 m2 with parking area, garden furniture, large partially covered terrace with plastic awning, barbecue and outdoor shower.

Distance to nearest restaurant: 860 m.

Distance to nearest café: 1.24 km.

Distance from the nearest bar: 860 m.

Distance to nearest supermarket: 1.05 km: 1.05 km.

Distance from the beach: 65km Forte dei Marmi

Distance from the nearest airport: 40km Florence Airport.

PERFECT CONDITIONS

PLEASE REFRAIN FROM CURIOUS AND TIME WASTERS.

Certification

Energy Class: A1

EPgInr: 201.02 kwh/□

Features

Code: 1609	Reason: Sale
Address: Via Bruno Buozzi	Zip Code: 51015
Municipality: Monsummano Terme	Total Square Meters: 390 sq.m.
Bedrooms: 5	Bathrooms: 7
Rooms: 10	State of Preservation: Excellent
: 7	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 4.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Air-Conditioned	Wiring : By Law
Jacuzzi	Shower
Wooden Window Frames	Aluminum Frames

Nearby

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



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Post Offices

Shopping Centers

Municipal Offices







