

for sale in Montecatini-Terme
Nievole
€ 340.000
Ref. 1681



310 sq.m. | Bathrooms: 2 | Bedrooms: 5 | Rooms: 14

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.

Beautiful property located in Nievole, in the municipality of Montecatini Terme, in a panoramic position, surrounded by hills, immersed in greenery and close to all amenities.

If you're looking for a Tuscan-style property with spacious interiors and land with agricultural potential, this is the perfect opportunity. The main building, approximately 310 square meters, is free on three sides and was renovated in 1980. The property is in excellent condition.

The house has two independent entrances, the first at street level where we find the cellar and a garage and behind it there is a covered wood-fired oven.

On the first floor we find the second entrance which is reached via an external staircase that leads us to a spacious terrace of approximately 30 m2.

The ground-floor entrance leads into a utility room used as a kitchen with a large closet and another adjacent room used as a tavern. A wooden staircase leads to the first floor, which features a beautiful hallway used as a living room with an adjacent kitchen, bathroom, and three bedrooms.

Another wooden staircase leads to the second floor, where we find another large hallway/living room, two bedrooms, and

a bathroom.

The property also includes a stable of approximately 100 square meters and a plot of land surrounding the house of approximately 6 hectares, consisting of a vineyard, 220 productive olive trees, agricultural land used for sowing crops, and woodland. The property also features a spring with a well and a water supply from the river that flows along the edge of the property.

Certification

Energy Class: G

Features

Code: 1681	Reason: Sale
Address: Via Marlianese	Zip Code: 51016
Municipality: Montecatini-Terne	Zona: Nievole
Total Square Meters: 310 sq.m.	Bedrooms: 5
Bathrooms: 2	Rooms: 14
State of Preservation: Good	: 6
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Terrace: Present, 30 sq.m.	Garden: Private, 60.000 sq.m.
Kitchen: Regular Kitchen	Box: Single
Terrace	Tv Antenna : Autonomous
Porch	Closet
ADSL Coverage	Cellar
Fireplace	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

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	







