

**for sale in Marliana  
Femminamorta  
€ 980.000  
Ref. 1686**



**280 sq.m. | Bathrooms: 4 | Bedrooms: 4 | 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.  
MARLIANA - ESTATE WITH POOL

We offer a splendid property immersed in the greenery of the Pistoia mountains, approximately 20 minutes from Pistoia, approximately 60 km from Florence and 50 km from Lucca.

The estate comprises a detached contemporary villa with a swimming pool and private park featuring centuries-old trees, as well as outbuildings and land.

The main residential building, approximately 280 square meters, is spread over two levels and comprises: an entrance from the loggia. To the left of the entrance is a large, double-height open space serving as a dining room and living room with a stone fireplace. The door at the front of the entrance leads to the large kitchen with access to the back porch, perfect for entertaining, and a storage room/pantry. To the right is a windowed toilet. The sleeping area comprises a hallway, two large bedrooms, a bathroom with a window and shower, a storage room, and a suite with a private bathroom on the ground floor. The upper floor comprises a small hallway, two large rooms housing a bedroom with a private bathroom, and a mezzanine relaxation/reading area overlooking the living room.

The property also includes a swimming pool that enjoys absolute privacy with a large solarium area and barbecue, two

brick outbuildings used as a shed/garage and a third brick outbuilding used as a laundry room, all close to the house. The property is fully fenced and alarmed, with a private well. It also has an automated irrigation system. It has independent LPG heating with a boiler and radiators. Wooden window frames with double glazing and railings. Excellent state of maintenance. The property is being sold including the furnishings as shown in the photos.

## Certification

**Energy Class:** G

**EPgInr:** 220.00 kwh/□

## Features

|                                  |                                  |
|----------------------------------|----------------------------------|
| Code: 1686                       | Reason: Sale                     |
| Address: Strada Provinciale 693  | Zip Code: 51010                  |
| Municipality: Marliana           | Zona: Femminamorta               |
| Total Square Meters: 280 sq.m.   | Bedrooms: 4                      |
| Bathrooms: 4                     | Rooms: 10                        |
| State of Preservation: Excellent | : 5                              |
| Total Floor: 2                   | Heating: Heating                 |
| Parking: Uncovered Parking       | Current Status: Free to the deed |
| Garden: Private, 95.000 sq.m.    | Kitchen: Regular Kitchen         |
| Box: Double                      | Tv Antenna : Autonomous          |
| Porch                            | Tv SAT : Autonomous              |
| Closet                           | ADSL Coverage                    |
| Fireplace                        | Parquet                          |
| 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  |                  |







