

## for sale in Monsummano Terme

### € 530.000

### Ref. 806



### **250 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8**

Farmhouse renovated in 2000 with stunning panoramic views of the surrounding countryside site in the town of Monsummano Terme in the heart of the Tuscan countryside, just 30 minutes from Florence, 40 minutes from the beaches of Versilia (Forte dei Marmi, Viareggio) and few minutes from the Centre of the spa town of Montecatini Terme, where is the toll booth.

Also very close by there is the Spa "Grotta Giusti" with hot water caves curative, health club, with Spa pool and spa, just off the world famous La Pievaccia Golf club.

In Tuscany is called podere a ancient property, consisting of an area used for agriculture, with many olive trees and fruits of all kinds, that there are also exotic fruits, such as banana trees which fruit, prickly pears, pomegranates, oranges, India since the weather is mild even in winter. Here we are just 5 kilometres from Vinci, birthplace of Leonardo.

The property consists of a hilly terrain in one body of approximately 48,000 square meters, about 180 meters above sea level, composed of 14,000 square meters of Woods on the property boundaries with ancient plants of great merit and 34,000 square meters of olive groves with approximately 500 olive trees from which you can produce high-quality oil.

At the center of the farm is the main house, surrounded by about 900 square meters of garden with lawn and plants.

The House is arranged on two levels above ground for a total of 250 sqm, plus two outbuildings, one of about 50 square metres in excellent condition and the other about 33 m<sup>2</sup> to renovate. Inside is ground floor: entrance, living room with fireplace, study/bedroom, kitchen with fireplace, cellar, all rooms have direct access to the outside; on the first floor we find hallway/sitting room, three large bedrooms, two bathrooms. If the future buyer needs more space the two

outbuildings can be used, with a request for a change of use, for the purposes of living maybe in one to renovate you may realize a small gym/locker room to nearby pool, which can be done without problems. Also there is an artesian well with water.

This area is free of pollution, noise, it's just an oasis of tranquility to spend their life in harmony with nature, the access road is paved up to 500 metres, after gets country dirt road well passable at all seasons. THE PRICE IS NEGOTIABLE AT THE AGENCY.

## Certification

**Energy Class:** G

**EPI:** 225.15 kwh/□

## Features

|                                |                                |
|--------------------------------|--------------------------------|
| Code: 806                      | Reason: Sale                   |
| Zip Code: 51015                | Municipality: Monsummano Terme |
| Total Square Meters: 250 sq.m. | Bedrooms: 3                    |
| Bathrooms: 2                   | Rooms: 8                       |
| State of Preservation: Good    | Level: On two-levels           |
| Total Floor: 2                 | Heating: Heating               |
| Age Construction: 1990         | Garden: Private, 48.000 sq.m.  |
| Kitchen: Regular Kitchen       | Tv Antenna : Autonomous        |
| Tv SAT : Autonomous            | Closet                         |
| ADSL Coverage                  | Cellar                         |
| Fireplace                      | Telephone System               |
| 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  |                  |







