Toscana

Montaione

Ref. 6635: Lovely Tuscan Farmhouse, recently restored with modern technology, Energy-class A, Swimming Pool, 4 bedrooms and 6Ha of land.
Asking Price: € 1.380.000



Description

A Tuscan Farmhouse that perfectly suits the Tuscan dream! Built of stone (*in pietra*) and fully restored, the property is in excellent condition and features amenities such as a photovoltaic system and a beautiful swimming pool. Located in the heart of Tuscany—within the municipality of Montaione—it offers a blend of tranquility, privacy, and nature, while remaining close to essential services. Its prime location ensures easy access to major cities like Lucca, Florence, Siena, San Gimignano, and Volterra (30-75 min), with the airports of Florence (60 min) and Pisa just about 45 minutes away.

The house has been recently restored with a sophisticated design and refined finishes, including tasteful resin floors, a sleek stainless-steel kitchen, and other modern touches that harmonize perfectly with traditional beamed ceilings and natural stone walls.

Layout: The ground floor comprises a living area with fireplace, a separate kitchen with a pantry, a bedroom, a study, a full bathroom with a shower, and a small storage room. The first floor features three spacious bedrooms, three bathrooms, and a small storage room/walk-in closet. According to the land registry, the property is divided into three separate apartments, each with an independent entrance from the stairwell; however, in its current configuration, it functions seamlessly as a single, unified residence. The layout could easily be reverted to three separate units by installing two kitchenettes on the upper floor (all necessary utility connections are already in place).

On the plot there is also a small outbuilding—registered as a storage space but ideally suited for use as a gym, wellness or an artist's studio—which includes a unique, 'cave-like' bathroom. A second small building houses all technical installations, Around the house, the garden is virtually level and features a beautiful infinity pool and a carport for 3 cars as well as a second roof. The property sits on a plot of approximately 6 hectares, consisting partly of an olive grove and partly of steeply sloping terrain that requires little to no maintenance. The view—primarily of the surrounding wooded hills—is entirely free of any unsightly elements, but will offer the most unique sunsets.

The house is equipped with modern installations, including air conditioning/ heat pump, a 10kW photovoltaic (solar) system, mains water, a rainwater harvesting system, and a swimming pool with a salt-based filtration system. LPG-fired heating serves as a supplement to the wood-burning fireplaces and the heat pump. The installation of a natural gas network is currently underway, as is the paving of the primary access route from Pisa Airport. For those who like good restaurants and playing Golf we notice the nearby Resort Castelfalfi designed by Tom Fazio.

Pictures

















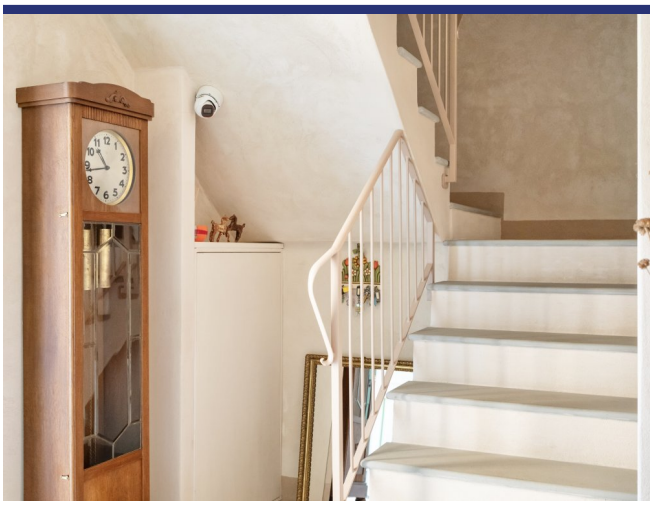







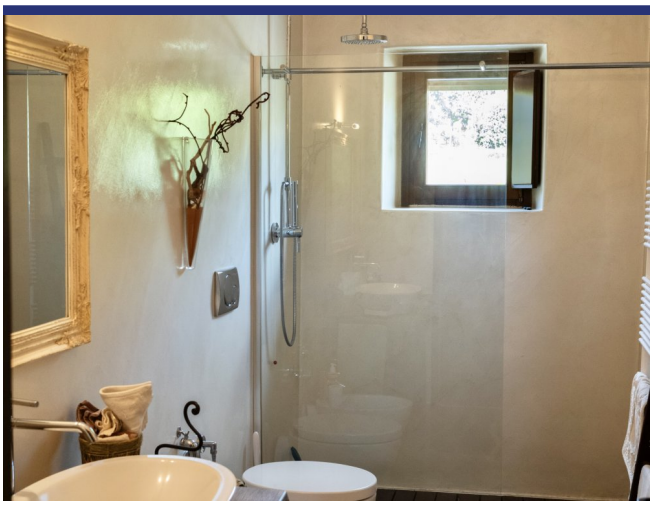





















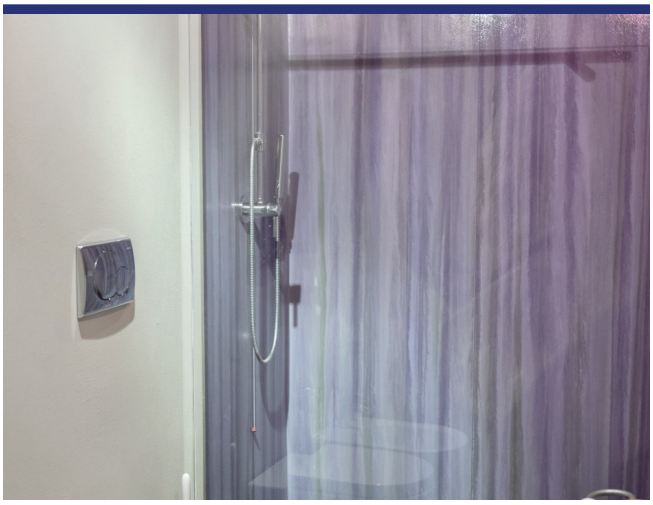











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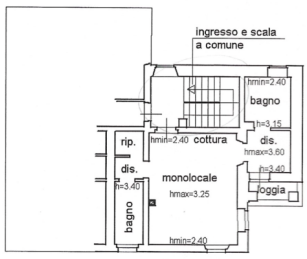
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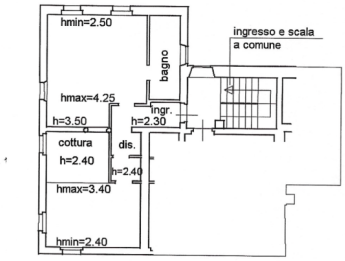
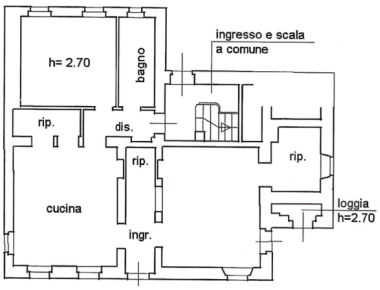


PIANO TERRA



Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6635
- Villa/Farmhouse
- Panoramic View
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: Yes
- Asking Price: € 1.380.000

- Floorspace: 280 m^2
- SQM Plot: 60000 m^2
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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