

Toscana

Montecatini Val di Cecina

Ref. 5172: Country house / villa, / B&B, generous dimensions, swimming pool, panorama
Price on Request



Description

This beautifully situated country house with swimming pool, 'Podere Fontemigliari', which dates from the early 19th century, has been completely rebuilt by the current owner in the authentic style but with modern techniques and a much improved layout. The main house on the first floor (ground floor on one side) offers a spacious apartment that is ideal for permanent living, while the 3 apartments on the ground floor offer perfect accommodation for guests. The current owner has successfully rented out these apartments, but of course they can also serve as a private home for friends, children, grandchildren.

Location:

The object has an ideal location that combines good accessibility with a fantastic view. The access road is paved up to the gate, in 3 minutes you are in the center of the picturesque village of Montecatini. Pisa airport can be reached in approximately 45 minutes, the coast with sandy beaches in 40 minutes and the Etruscan city of Volterra in approximately 15 minutes. The view is phenomenal, both from the main house as from the apartments and extends for tens of km over the hills of the Val di Cecina. Volterra is also a beautiful sight.

Layout:

Upper floor: accessible on one side by an external staircase, on the other side at the level of the carport where there is also a large terrace and a small loggia. On this level you'll find the main apartment with a total surface of approximately 225 sqm and consisting of: spacious living room with open kitchen and access to a huge loggia with large windows that can be opened, two spacious bedrooms and 2 beautiful complete bathrooms, 1 with bathtub. In the center of the apartment is a corridor that connects all rooms and a small storage room.

Ground floor: This consists of 3 apartments, each with living / kitchen and bathroom and bedroom. The largest apartment has the living room separated from the kitchen. This living room can also serve as an extra bedroom. all three apartments have an external terrace. Also on this level there is a laundry room and a small storage area

Plot:

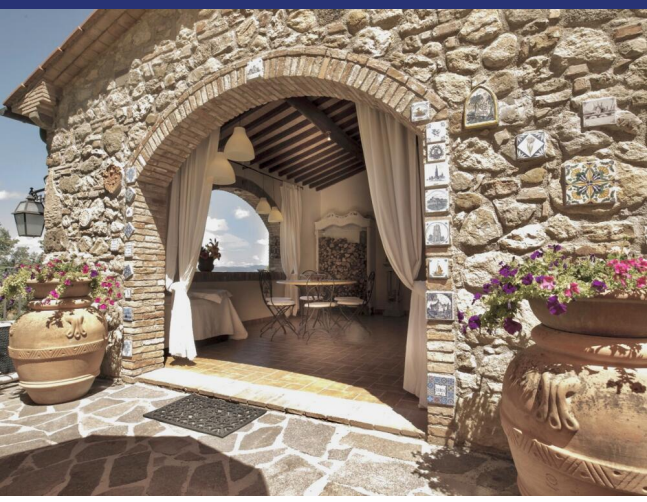
The house stands on a plot of approximately 9,000 m2 on which a large swimming pool (14 x 7 m) has been realized. It has 2 carports and a parking space for several cars.

Technique: recent central heating system (2019) in all rooms except for the large loggia which is equipped with a beautiful wood stove. Air conditioning (2019). 3 car charging points (22kW/h), WiFi.

In short, a house with the character of an authentic Tuscan farmhouse combined with modern comfort, in a sublime location. Absolutely interesting as an investment, but also for those looking for a second home where the whole family can relax and enjoy Tuscan life.

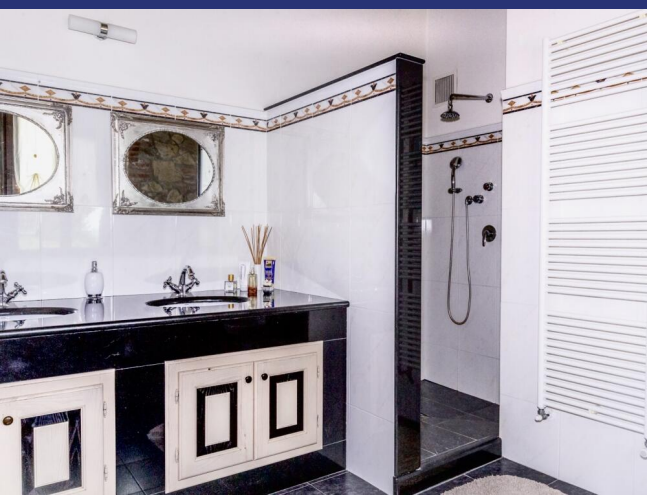
Pictures



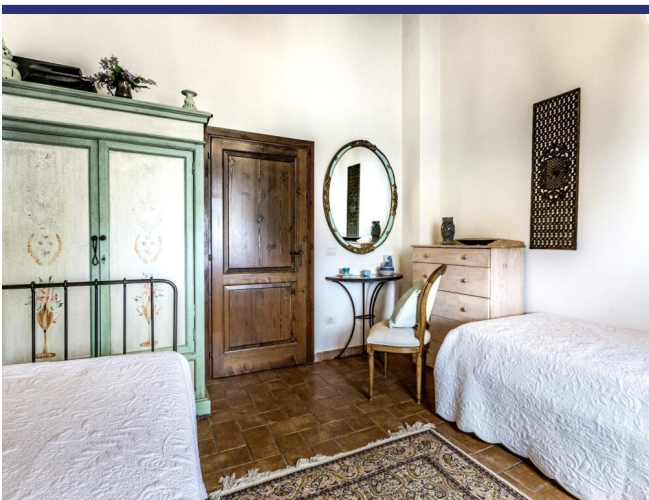


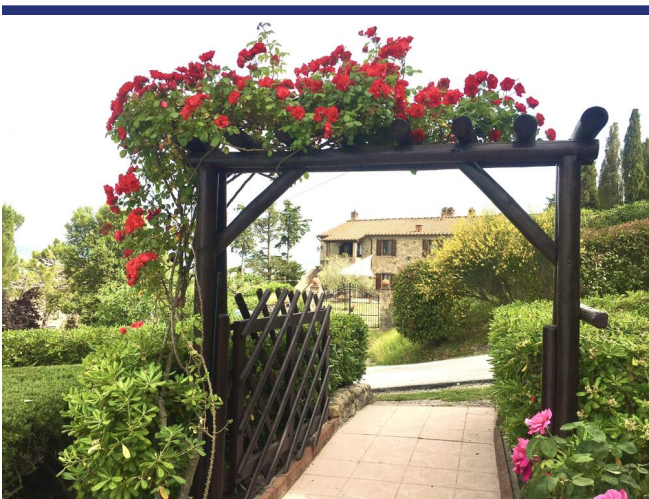












Location & Details



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

- Reference: 5172
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 35 km to Sea
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Price on Request
- Floorspace: 460 m²
- SQM Plot: 4500 m²
- Bedrooms: 6
- Bathrooms: 5
- 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 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

