



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Monsummano Terme (PT) VIA MANETO 10

### Particular villa in the village, Pistoia

From the town of Monsummano Terme, one need only look up to observe the grandeur of the Monsummano Alto hill, and the three architectural elements that distinguish it: the Church of San Niccolao in the centre, the Tower on the left, and the remains of the Arch on the right. Situated on the top of the hill, 340 metres above sea level, these are the best-preserved remains of the ancient fortified medieval village, whose walls are largely collapsed or covered by vegetation.

This fascinating late-medieval building that is part of the ancient hamlet of Monsummano Alto has now been converted into a private villa.

The property can comfortably accommodate up to 14 guests in five comfortable bedrooms with five bathrooms and is a quiet and private corner for resting, sunbathing and inviting friends.

Shaded by ancient trees or in the gentle Tuscan sun, the villa's garden offers an important green space where you can have breakfast, lunch or dinner and a swimming pool as an ideal place to relax for the whole family.

Monsummano Terme lies at the foot of the Monsummano Alto hill, in northern Tuscany, between Florence and Lucca. Immersed in an enchanted territory amidst still uncontaminated natural environments and unusual testimonies of art and history, it is the western access route to the largest inland marshland of the Peninsula, the Padule di Fucecchio (Fucecchio Marshes), a place of such unique charm that even Hannibal left an eye there during his descent into Italy on the back of an elephant. Subsequent reclamations allow us, today, to walk in a place of pure nature whose roots are lost in the mists of time and which, in the shadow of the Montalbano complex, has attracted our species since the Palaeolithic age. Also not to be missed is the eastern part of Montalbano with the villages of Monsummano Alto and Montevettolini, linked by a suggestive trekking route among quarries and rock gyms, a unique line for observing the territory from above, but especially for those who love climbing or free-flying with hang-gliders.

Descending the slope are the Giusti caves that have allowed Monsummano to become a renowned spa resort, while further down the valley lies a town that has taken much from the influence of the Medici grand duchy and has been the cradle for various poets and actors of different eras.

#### INFORMATION

Ref.	Toscana 022
Type	Sale
Category	Villa
Price	980,000.00 EUR
Annual Expense	
Year	1400
Energetic Class	D 87.45

#### NUMBER

Rooms	10
Bedrooms	5
Bathrooms	6
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	250
Garden	2000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Mount View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Dining room	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Boiler	Type of heating system	Radiator heating
Energy source	LPG Heating	Hot Water	Independent	Cooling	Split
Fixtures	Wooden double glazed	Doors	Excellent	Floors Living Room	Resin
Floors Bedrooms	Resin	Floors Kitchen	Resin	Floors Bathroom	Resin

## ACCESSORIES

Antitheft

Air conditioning

Chimney flue

Safe

Separate entrance

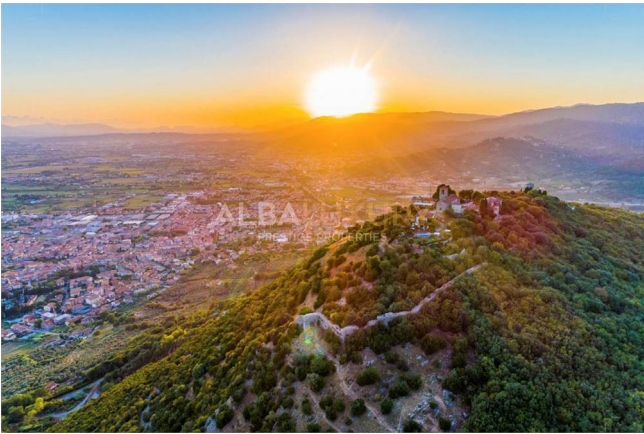
## IMAGES







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







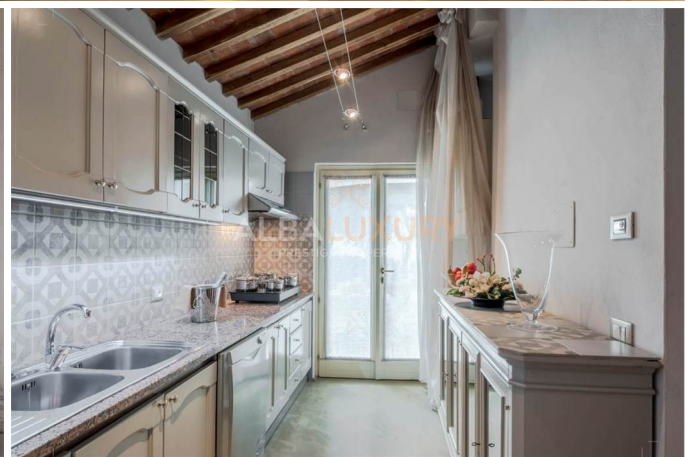
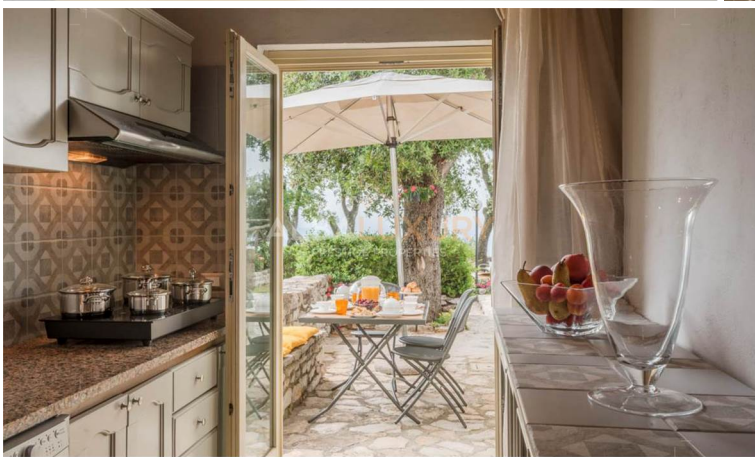
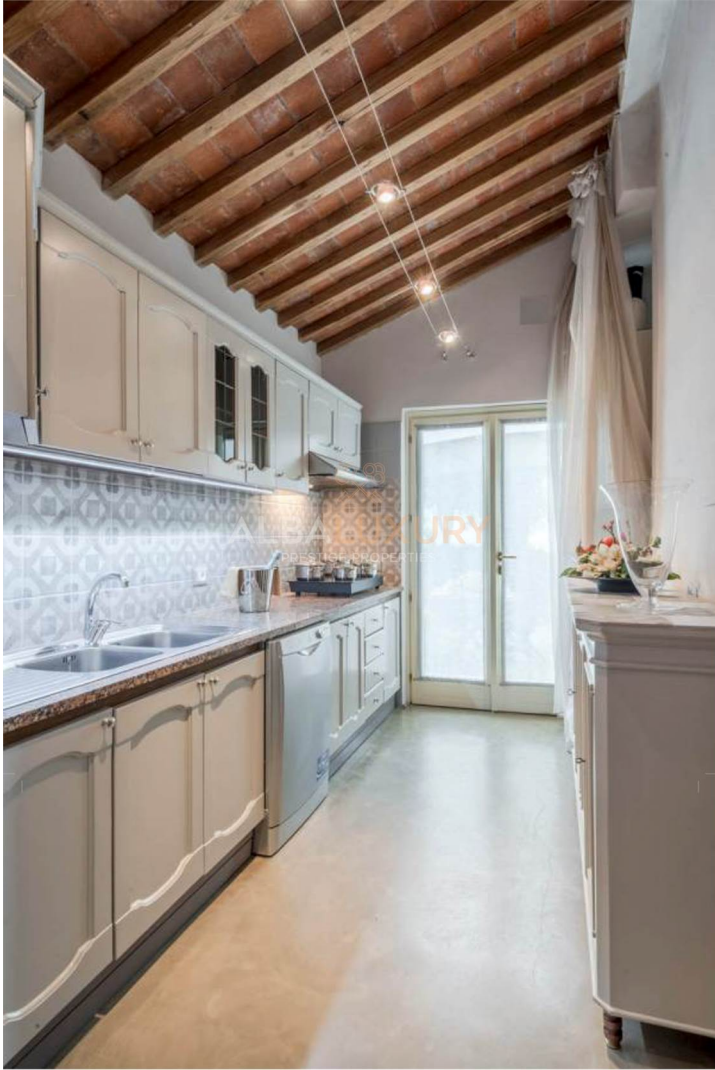
Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







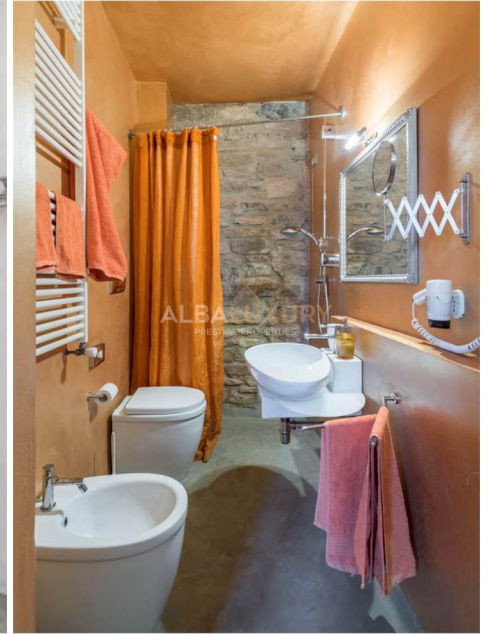
Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

[INFO@ALBALUXURY.IT](mailto:INFO@ALBALUXURY.IT)