



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 Pescia (PT) Via di Collecchio 3

Charming villa leased in Tuscany

Wonderful villa located in Tuscany in Pescia, near Montecatini Terme and Lucca.

The property consists of 4 residential units which have already been divided up, or can be used as a single independent property.

Property Description A SQM 330

Description Property B SQM 110

Description of Property C SQM 240

Description of Property D SQM 112

The property offers an enchanting view over the city of Pescia and the plain between Pistoia and Lucca and is composed of a staircase of 10 gardens which lead to a large terrace which offers an enchanting view over the garden which boasts 30,000 sqm.

The property complex consists of several units:

1. Independent villa on three levels, private garden and swimming pool.
2. Independent living unit located on the ground floor as part of the first building.
3. Farmhouse on three floors, panoramic veranda, the ground floor offers a large tavern room.
4. Residential unit on two levels.

The beauty and vastness of the structure allow it to be used for private use or for tourist accommodation.

It is therefore considered an enchanting villa immersed in an extraordinary landscape of olive groves and woods.

Territory:

The town of Pescia has ancient medieval origins; divided by the river, it is clearly distinguished by two urban sectors: that of the Cathedral and that of the Palazzo Comunale, where the large square extends.

The city of Pescia has ancient medieval origins; divided by the river, it is clearly distinguished by two urban sectors: the Cathedral and the Palazzo Comunale, where the large square extends. Ancient palaces and elegant churches characterise the historical centre, which, despite having undergone considerable interventions, still possesses its original shape. To the east is the circular urban core that originated from the Pieve di S. Maria, today the Cathedral; to the west, on the other hand, the nucleus of the civitas, with the square and the palaces of the municipal representatives, develops with a singular longitudinal urban design; the latter originated from the castle of Pescia, which in the Middle Ages was under the jurisdiction of the Bishop of Lucca. The Ponte del Duomo unites these two poles so clearly divided, the 'religious and the civil'. Pescia, precisely because of its urban layout and eventful history, has since time immemorial been considered the capital of the Valdinievole. Rich in documentary and artistic evidence, Pescia still appears today as a fascinating place where one can spend days amidst the surrounding green hills and characteristic streets that tell of a centuries-old tradition and history. The earliest images of Pescia date back to the 15th century and emphasise the two posts (castle-pieve) and the steep hill that descends towards the river. In 1339 the castle of Pescia, after a centuries-long history under the rule of Lucca, came under Florence. On 6 February 1339, the Florentines entered Pescia and from that moment on, the community followed the fate of the 'lily' government. Although almost all the large church structures have a medieval foundation, they underwent major architectural and decorative alterations in the 17th and 18th centuries. In the 17th century, in fact, Pescia experienced its best artistic and political season; the community began to have a more citizen-like structure; the small institutions, which up to that time had had a more family-like character, began, so to speak, to become real services for local society. The municipality of Pescia covers a territorial surface area of 79.14 km². Its main centres of tourist attraction are the Valleriana Castles and the village of Collodi, which is world famous because the author of the Adventures of Pinocchio wanted to be named after it. Today, the town of Pescia is known for its floricultural production and as the commercial centre for flowers in Central Italy.



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INFORMATION

Ref.	Toscana 037
Type	Sale
Category	Villa
Price	990,000.00 EUR
Annual Expense	
Year	
Energetic Class	D 121.11

NUMBER

Rooms	18
Bedrooms	12
Bathrooms	8
Balconies + Terraces	2
Floor	
Car Space	5
Box	

SQUARE METERS

Commercial	792
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

View Garden View Garden Private Energy source LPG Heating

ACCESSORIES

Air conditioning

Fireplace

Swimming pool

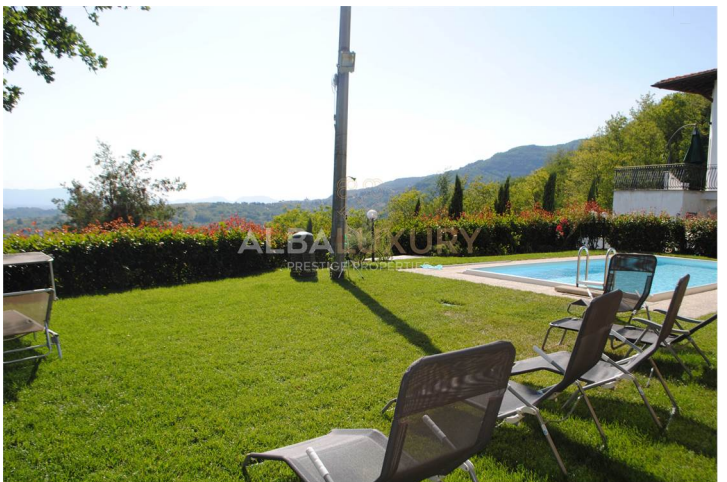
Outdoor tables

IMAGES



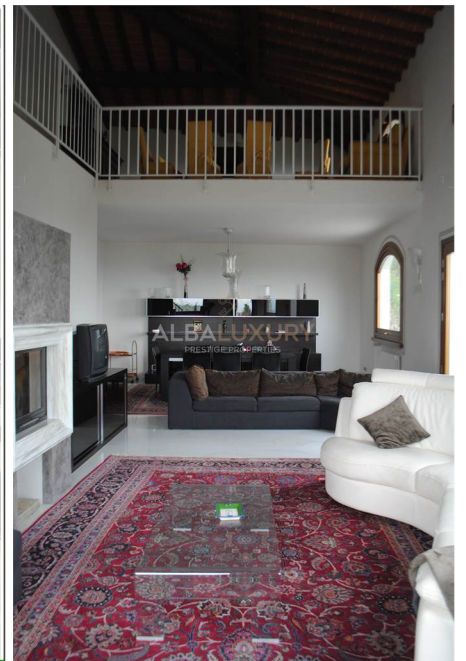


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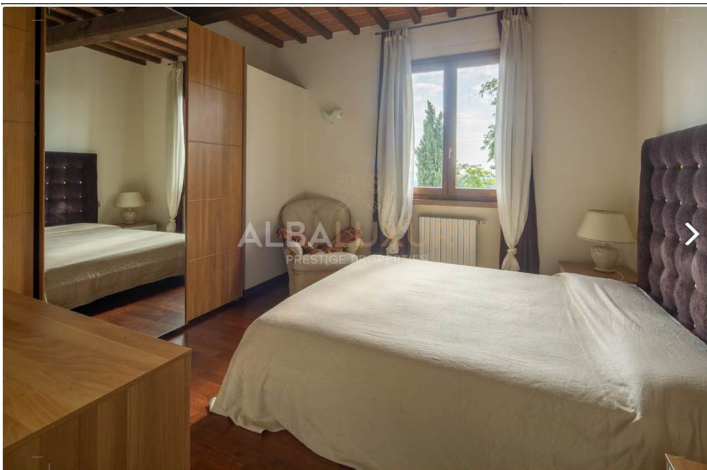


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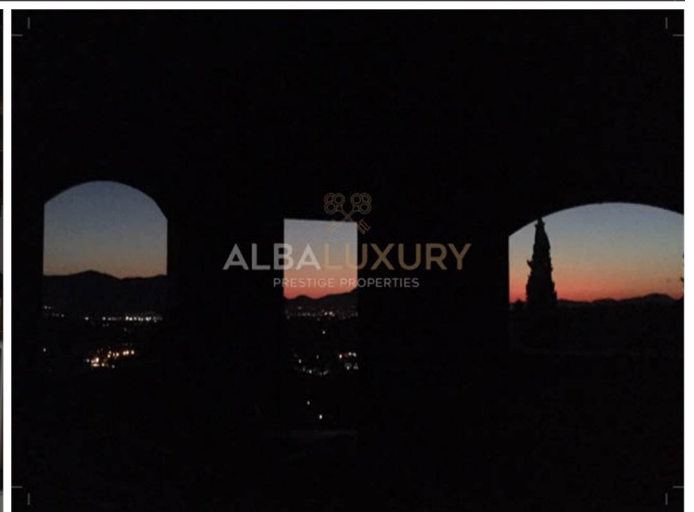


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