



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 DELLE PIASTRELLE 67

Important historic villa in the Pistoia countryside

This typical independent Tuscan villa, built in the second half of the 18th century, is located on the last western slopes of Monte Albano, about 250 metres above sea level.

It originally consisted of two farmhouses that have been joined together (while maintaining total independence).

The external walls are faced with typical local stone as are almost all the surrounding houses, preserving the original appearance of the building when it was built...

The villa overlooks the typical Tuscan countryside - hills and olive groves, chestnut and oak woods - all immersed in an oasis of silence.

Enhancing it all is a beautiful swimming pool

It is situated on a natural terrace a couple of metres below the level of the villa and enjoys a wide view of the valley below.

It is an infinity pool with hydromassage. Below the pool is a changing room with shower and WC.

The structure is perfectly divisible into two separate dwellings with separate services and comforts outside and inside. In fact, in the beginning, at the end of the 18th century, two families lived there.

The 2 houses are totally independent because:

Outside they have several automatic entrance gates and parking spaces.

The garden is all open but each part of the Villa overlooks its own space.

Inside an iron door can separate the 2 houses. Each house has its own equipped kitchen, washing machine, dishwasher, satellite TV etc.

The villa is in the most strategic position: far from the chaos of the cities but with easy access to the Tuscan 'musts'. In fact, 95% of Tuscany's landmarks can be reached within an hour and a half by car.

Montecatini Terme (5km.) 50 min. to Pisa and 50 min. to Florence by train. Monsummano Terme (2km.) is the nearest town and has 20,000 inhabitants and all the necessary services and shops etc.

Within a range of 15/20 min. by car there are many places of interest to visit - the Grotte Giusti with their hot springs, one of the most famous in Italy, the quarries of Monsummano, the hills and mountains of Pistoia (skiing in winter), the Svizzera Pesciatina, countless churches, the Fucecchio marshland (of great interest for the local flora and fauna) and many small typical Tuscan villages, such as Montevettolini, Larciano, Lamporecchio, Vinci (where Leonardo was born), Montecatini Alto, Montecarlo etc)



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INFORMATION

Ref.	Toscana 032
Type	Sale
Category	Villa
Price	6,900,000.00
Annual Expense	
Year	1700
Energetic Class	G

NUMBER

Rooms	15
Bedrooms	7
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	500
Garden	3000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Open View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Dining room	Kitchen	Eat-In Kitchen
Heating	Independent	Heating Type	Fan	Type of heating system	Radiator heating
Energy source	Oil Heating	Hot Water	Independent	Cooling	Split
Fixtures	Wood	Doors	Excellent	Blind	Wood Blinds
Floors Living Room	Tile	Floors Bedrooms	Tile	Floors Kitchen	Tile
Floors Bathroom	Tile				

ACCESSORIES

Air conditioning

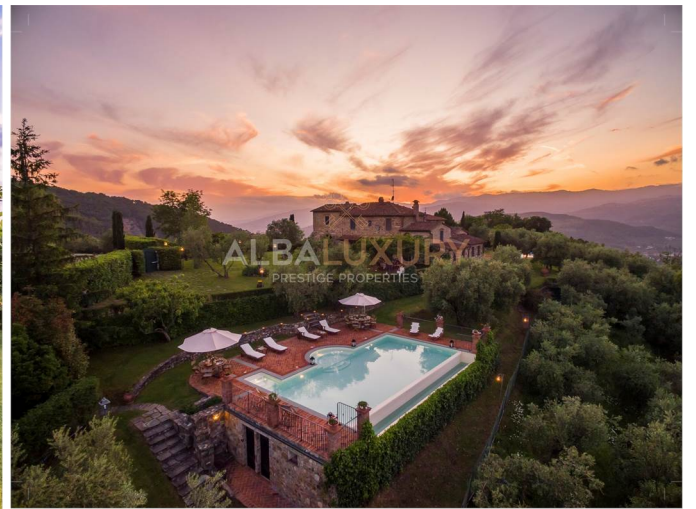
Electric gate

Swimming pool

IMAGES



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