



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 40

Luxurious 18th century villa in Pistoia

This typical Tuscan detached 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 was originally composed of two rural houses that were joined . The exterior walls are clad in local stone like almost all the surrounding houses, thus preserving the original appearance of the building.

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

Enhancing the property is a beautiful swimming pool

It is an infinity pool with a very large hydromassage area for 8 people Under the pool there is a large changing room with 2 showers and WC.

The villa has a large living-dining room with a capacity of 14 persons and has a large 15th century fireplace, with armchairs, in a separate living room. From the living room one can enjoy a splendid view of the garden and the swimming pool, as well as the panorama of the old town of Monsummano Alto. Crossing another room, you enter the large Tuscan kitchen, with its fireplace and old-style oven. Also on this floor is a bathroom decorated with an antique tub and floor, but with a modern shower design. Next door is a bedroom with a double bed, which opens onto a covered terrace furnished with a table and chairs (actually, church pews) for dining, overlooking the pool and the hill towns.

On the first floor, the rooms are furnished with antiques, paintings and Persian carpets. Opposite the entrance is a stone staircase leading to the bedrooms, with a beautiful 17th-century wrought-iron railing. The upper and middle landings of the staircase are decorated with terracotta tiles representing the Florentine lily. Terracotta rosettes made of antique bronze are painted on the ceiling. On this floor is the master bedroom (30 m2) with en-suite bathroom, equipped with a steam bath/shower and a beautiful view of Monsummano Alto. There is also another bedroom, somewhat smaller, with views of the valley, olive groves, woods and swimming pool. This room shares a bathroom (with whirlpool tub and shower with light and aromatherapy) with the third bedroom, with two single beds that can be joined together to make a double bed on request.

All the rooms on the upper floor have beams and old terracotta floors, carefully restored by the owners.

The structure is perfectly divisible into two separate dwellings with separate services and comforts outside and inside. In fact at 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 fully equipped kitchen, washing machine, dishwasher, satellite TV, etc.

The villa is in the most strategic location: far from the hustle and bustle 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),



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Montecatini Alto, Montecarlo etc)

INFORMATION

Ref.	Toscana 031
Type	Sale
Category	Villa
Price	6,900,000.00
Annual Expense	
Year	1700
Energetic Class	G

NUMBER

Rooms	8
Bedrooms	4
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	350
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

Antitheft

Air conditioning

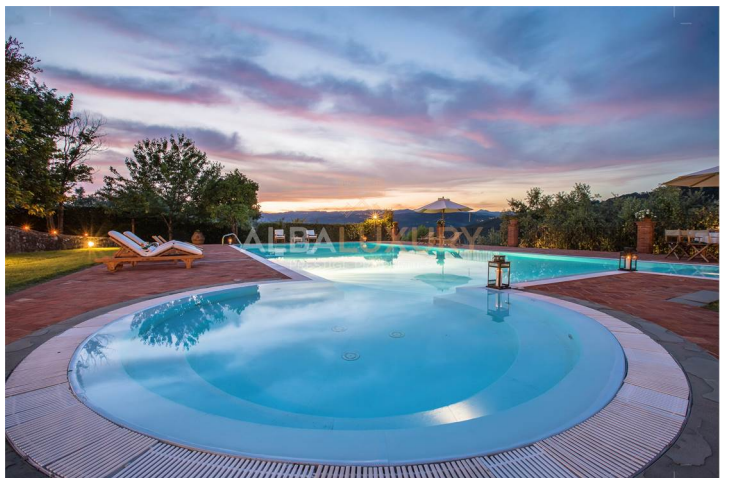
Swimming pool

Armoured door

IMAGES



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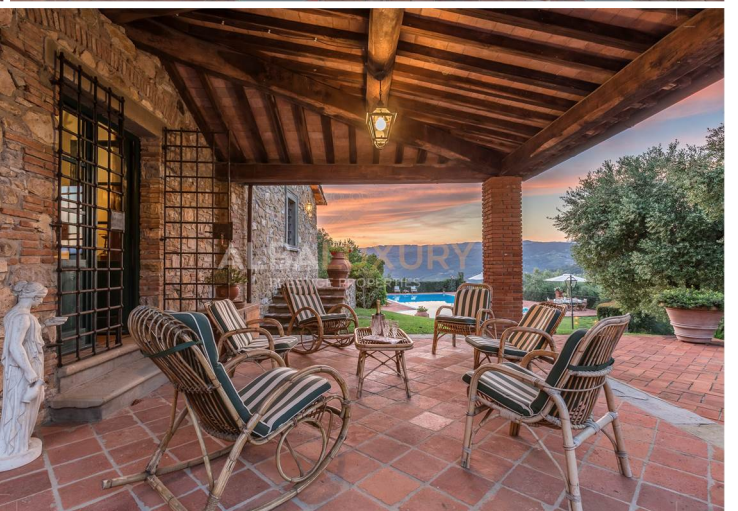


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