



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Montecatini Val di Cecina (PI) Strada comunale di Gello 5

Charming property in Tuscany

A charming residence in Montecatini Val di Cecina, immersed in the beautiful Tuscan countryside between Lajatico and Volterra. This property extends over a vast estate of more than twenty hectares, six of which are of lush, fully fenced vineyards, surrounded by olive groves and woods. The main residence is a refined villa, finely renovated in June 2019, which is spread over two units. On the ground floor, a spacious wing of approximately 220 sqm welcomes you with three double bedrooms, two luxurious bathrooms - one with hydro-massage shower and Turkish bath - as well as a practical service bathroom. A study, a laundry room and a generous living area with fireplace complete this space. The kitchen is a jewel, complete with all amenities. The second unit, located on the upper floor, offers two splendid junior suites of about 50 square metres each. One of the suites has a kitchenette. Both suites have a fireplace to create an enchanting atmosphere, and from each one there is access to a delightful panoramic terrace with a breathtaking view. Each room in the villa is equipped with an independent air-conditioning system to ensure maximum comfort. The park is home to a beautiful swimming pool, vegetable garden, barbecue area, Jacuzzi and small gymnasium, panoramic terrace with the roof of the wine cellar, natural grass five-a-side football pitch, volleyball/badminton court and a well-equipped play area. Wi-Fi connection is available throughout the villa and gardens. Finally, there is currently a project to further improve the estate to extend and renovate an annexe, creating additional sleeping accommodation and a multi-purpose room for special events. A tennis court and a photovoltaic system with an electric car charging station will contribute to the sustainability and innovation of the property. In the pipeline is the construction of an irrigation well and a website to promote tourist activities. Tuscany is one of the best known and most appreciated places by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, large expanses of vineyards and olive groves, small villages, medieval castles and wineries where it is possible to taste the best wines in the world.

INFORMATION

Ref.	Toscana 356
Type	Sale
Category	Villa
Price	3,000,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

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

SQUARE METERS

Commercial	581
Garden	205000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions **Renovated**

Rank **Elegant**

View **Open View**



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Orientation North West South East Free Sides 4 Garden Private
Heating Independent

ACCESSORIES

Swimming pool

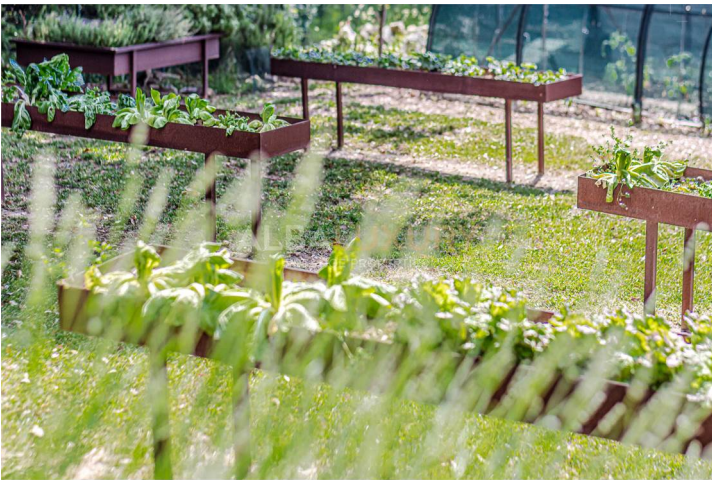
Data network

IMAGES





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A large portrait of Marco Albano, a man with dark hair and a beard, wearing a dark jacket over a white shirt and blue tie. The image is set against a black background.


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Marco Albano
Forbes
2022-2023

A black graphic with a white L-shaped border. It features the Albaluxury logo (two crossed keys) and the text 'ALBALUXURY PRESTIGE PROPERTIES'. Below the logo, it reads 'FOR CONFIDENTIALITY REASONS, PLANS ARE ONLY RELEASED ON REQUEST' and 'INFO@ALBALUXURY.IT'.


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