



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 Pistoia (PT) via del seminario 6

### Beautiful villa with swimming pool a few km from P

Amidst rows of cypress and olive trees, in a typically Tuscan landscape, lies this beautiful villa, just 3 km from the centre of Pistoia and only 30 km from the cradle of the Renaissance, Florence. The historic villa has now been lovingly converted into a tastefully furnished Bed & Breakfast, while retaining its original features.

The building of the main body dates back to the early 18th century, traces of which can be found in some manuscripts by Alberto Chiappelli, kept at the Forteguerriana Library in Pistoia.

Towards the middle of the 19th century, some extensions were made to the main villa and, thanks to the then owner, Canon Roberto Galli, the small church dedicated to St Joseph was built (1856).

About 100 metres away is the Romanesque church of San Michele a Groppoli where one can admire the oldest pulpit (1193) in Pistoia.

Or you can visit the ancient and imposing Convent of Giaccherino, founded in the 15th century.

Tradition and contemporaneity come together in the rooms of the villa, restored with respect for the environment. Modern comfort is combined with characteristic Tuscan architecture that has remained unchanged over time.

In particular, we find a double room of about 20 square metres.

As soon as you enter, you will experience the atmosphere of Puccini's opera Madama Butterfly.

In addition to the double bed, the ceiling with typical Tuscan wooden beams and the soundproof walls, guarantee privacy and relaxation.

A private bathroom with a large shower completes the room.

We then find a second room of about 18 square metres, in shades of blue, with an elegantly furnished double bed that offers two different views,

one is towards the beautiful garden with swimming pool and the other is towards the surrounding mountains.

A third room, romantic in style, the pastel walls and furnishings give this room elegance in keeping with the Tuscan style. The room is equipped with a double bed. The extra-large bathroom, with its wooden-beam ceiling and glass shower cabin, offers plenty of space for relaxation and well-being. From the window there is a magnificent view of the surrounding hills and at night you will be fascinated by the lights of the nearby city of Pistoia.

We then have a 30-square-metre room, located inside the small 1856 chapel dedicated to Saint Joseph, in the space that was historically used for the production and ageing of Vinsanto in oak barrels. The furnishings and every detail recall the original use of the premises; the oak barrels present are those found in the Vinsantaia before the building restoration work was begun, which was carried out trying to preserve, as far as possible, the original architectural aspects.

This is followed by a further room, the pastel tones and the imposing period fireplace give this room a refined atmosphere in about 30 square metres.

From here one enjoys a magnificent view of the villa's garden and the swimming pool with olive grove. The room is equipped with a double bed and a single bed

Finally, a last room of 45 sqm tastefully furnished inspired by Puccini's operas La Tosca and La Boheme.

The view from the window invites you to enjoy the garden with the Serravalle Castle in the distance and the swimming pool.

A seductive city of ancient foundation, Pistoia is a place that will amaze lovers of art and tradition. Poets and writers have extolled the charm of what they have dubbed 'the enchanted city of stone' and 'the city of wide streets and beautiful churches', and indeed the centre offers the possibility of delving into a rich itinerary of churches, cloisters, palaces, museums and monuments that revolve around one of the most fascinating cathedral squares in Italy. Not to mention that, on the outskirts of the city, there are villages, parish churches and fortified castles of evocative beauty.

Those lucky enough to be able to visit the Pistoia area for at least two days can discover the treasures that the mountains hold. The famous ski resorts, including Abetone and Doganaccia, are frequented by ski and snowboard enthusiasts every



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year; but even in summer, the Pistoia mountains offer many opportunities. These peaks are ideal for trekking: among the most interesting routes are certainly those of Monte Gomito, Monte Cimone and Libro Aperto, as well as the routes that lead to the suggestive Black and Scaffaiolo lakes.

To learn more about the area's traditions, the Ecomuseo della Montagna Pistoiese is worth a visit.

If we move as the crow flies towards Lucca, on the other hand, we are enchanted by the remains of the fortresses of Serravalle Pistoiese: Torre del Barbarossa and Rocca Nuova characterise the entire village and valley.

Finally, the territory of Marliana is recognisable for being covered almost exclusively by chestnut groves. It is no coincidence that the great wealth of this land are the products of the forest, such as chestnuts and mushrooms, rows and olive groves.

## INFORMATION

Ref.	Toscana 030
Type	Sale
Category	Villa
Price	2,200,000.00
Annual Expense	
Year	1700
Energetic Class	G

## NUMBER

Rooms	11
Bedrooms	6
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	450
Garden	6000
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	Heat Pump	Type of heating system	Radiator heating
Energy source	Oil Heating	Hot Water	Independent	Cooling	Split
Fixtures	Wooden double glazed	Doors	Excellent	Blind	Wood Blinds
Floors Living Room	Tile	Floors Bedrooms	Tile	Floors Kitchen	Tile
Floors Bathroom	Tile				

## ACCESSORIES





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Antitheft

Air conditioning

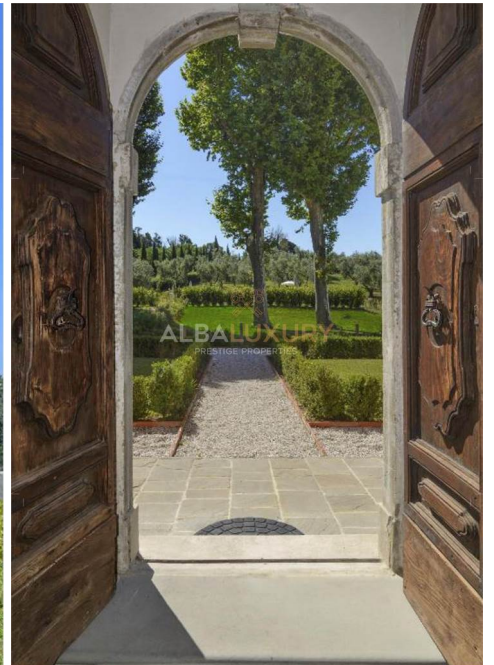
Wall Closet

Fireplace

Photovoltaic system

Swimming pool

## IMAGES







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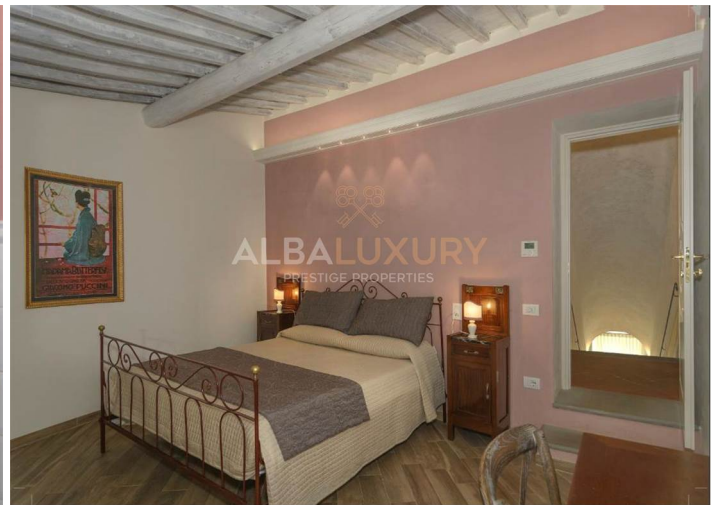
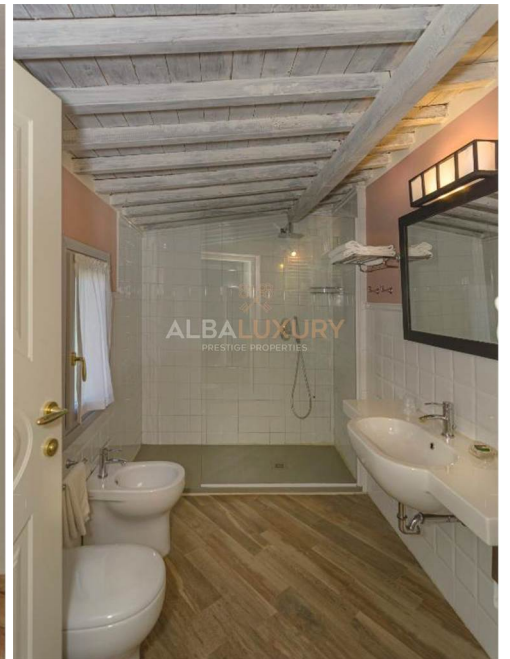
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