



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 Montaione (FI) via pozzolo 13

Beautiful farmhouse with vineyard near Florence

This beautiful, extraordinarily charming agriturismo is located near the medieval village of Montaione, in the heart of Tuscany.

Its dominating position allows you to admire the sunset over the sea, the peaks of the Apuan Alps, the hills of the Chianti Classico and a panorama of castles, woods, olive groves, villages and vineyards on the horizon.

Its fortunate position - between Florence, Siena and Pisa - makes it an ideal base for excursions throughout Tuscany.

Careful restoration has restored the rustic buildings to their original beauty. The complex now houses 7 flats.

Furnished according to the characteristics of the traditional Tuscan farmhouse, the flats are equipped with every comfort and enriched by the gardens of roses and aromatic plants and by the flowery paths leading to the shaded car park, the swimming pool with a gazebo for each flat and the children's playground, all the way to the woods, along the vineyards and olive groves.

The 7 flats all have rooms with private bathroom, traditional brickwork kitchen with hob and fireplace, oven, dishwasher, living area with Tuscan-style furnishings, armchairs, and satellite TV.

Each flat has an independent entrance and a garden or terrace for exclusive use equipped with barbecue, tables and chairs under pergolas and deckchairs for relaxation. Each flat also has its own reserved gazebo by the swimming pool with chairs and deckchairs for exclusive use.

Montaione is a charming medieval village, located in the heart of the Tuscan countryside, in the province of Florence in the Valdelsa area. Perched on a beautiful hill, it offers suggestive views dominated by woods, vineyards and olive groves and all the atmosphere of an authentic Tuscan village. It is the perfect place to stay and from here to organise excursions to discover Tuscany. In fact, it is within easy reach of the main and most beautiful cities in the region: Florence, Siena, San Gimignano and Volterra.

Rich in history, Montaione is also famous for glassmaking, a tradition that dates back to the 13th century, mainly based on the production of ampoules, bottles and flasks.

Despite the damage caused by World War II, it has preserved the ancient beauty of its historic centre and part of its walls, within which churches and museums stand out, including Palazzo Pretorio, which houses the Civic Museum and Historical Archives, and the Church of San Regolo.



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INFORMATION

Ref.	Toscana 027
Type	Sale
Category	Villa
Price	10,000,000.00
Annual Expense	
Year	1200
Energetic Class	G

NUMBER

Rooms	24
Bedrooms	12
Bathrooms	18
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	2000
Garden	30000
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	Other
Energy source	PV	Hot Water	Independent	Cooling	Fan Coil
Fixtures	PVC	Doors	Excellent	Blind	PVC Blinds
Floors Living Room	Tile	Floors Bedrooms	Tile	Floors Kitchen	Tile
Floors Bathroom	Tile				

ACCESSORIES

Antitheft

Air conditioning

Fireplace

Photovoltaic system

Swimming pool

IMAGES



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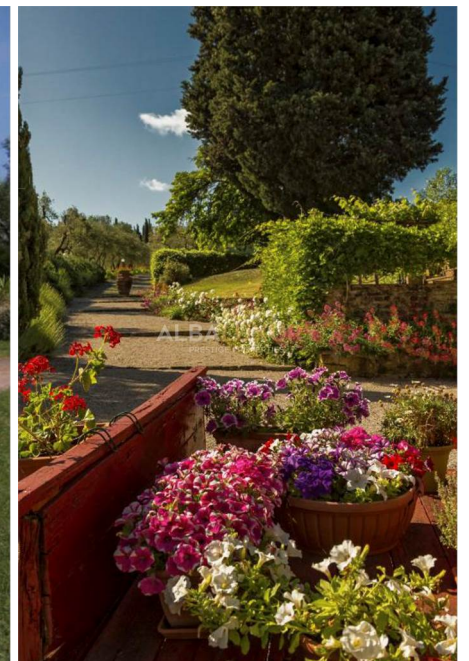


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A black rectangular area with a white L-shaped border. In the center is the ALBALUXURY logo, which includes a stylized key icon, the text 'ALBALUXURY', and 'PRESTIGE PROPERTIES'. Below the logo, the text reads: 'FOR CONFIDENTIALITY REASONS, PLANS ARE ONLY RELEASED ON REQUEST' and 'INFO@ALBALUXURY.IT'.