



Rif. 0197



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## **Tuscany Valdinievole**

# **FARM FOR SALE TUSCANY ITALY**



### **DESCRIPTION**

Farmhouses for sale in Tuscany Italy located in a panoramic location and close to an outlet between two valleys. The farm comes with numerous small simple villas and has 17 hectares of grounds, divided into woods and olive groves. There are five Tuscan buildings located on a small clearing and surrounded by a garden enriched with hedges and small shrubs.

The apartments are situated in buildings with two floors and independent entrance in order to guarantee privacy and usability. The internal locals of the apartments are good arranged following the best solar exposition.

High attention is dedicated to the locals of the whole complex, such as for the small building with a roofing bbq area to use for open-air dinners. The same care for the details is present in the residences, in order to use materials to create a coherent architectural language from the formal and functional point of view. This tendency is visible even in the exterior side of the residences where there are stone paths, stairs and sidewalks in tuscan terracotta and balustrade in wrought iron.

The interior side has a rural atmosphere thanks to the floors covered by tuscan terracotta and to the chestnut wood that encloses the locals.

#### TECHNICAL DETAILS

**LOCATION** Pescia is one of the eldest towns in Valdinievole. It owes its name to the river that flows through it, dividing it into two separate district. Pescia is testimony to an immense artistic heritage and noble past: it is nestled in a valley surrounded by gentle hills mantled with olive groves and chestnut woods, known as "Pesciatina Swiss". It's a virgin landscape, the ideal setting for excursions which will unveil real treasures and jewels still unknown to mass tourism. A stone's throw from Pescia you will find Collodi, a characteristic hamlet with its maze of old houses clinging to the hillside in a cascade and Pinocchio's homeland, and Villa Garzoni with its baroque gardens, one of the most important villas in Tuscany.

The most ancient part of Pescia develops around the Palagio del Podestà, which today accommodates the "Libero Andreotti" Gypsum Artwork Gallery and its fascinating array of gypsum works realized by the great master from Pescia. In its neighborhood soars the Church of Saints Stefano and Niccolao, famous for its baroque staircase, anche the Municipal Museum, which exhibits works by the workshop of Beato Angelico, Lorenzo Monaco, Bicci di Lorenzo and Neri di Bicci, as well as items in terracotta produced by the Della Robbia workshop. A web of tiny roads in this area create a labyrinth to lose yourself in for glimpses of the ancient bulwark walls or to depart for the nearby hills. In the background, the imposing structure of the former Bareglia Fortress still watching over town below and offering breathtaking views.

Interiors surface: 800 m2

Exteriors surface: 17 he

bedrooms: 4

bathroom: 3

kitchen: 2



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dining room: 2  
living room: 2

plus other rooms and technical areas: 3

woodshed  
carriage house  
ground: 17 he

Montecatini Terme km 5 - Golf La Pievaccia km 11 - Florence km 40 - Pisa km 42 km - Lucca km 10 - Garfagnana Matural Park km 22 - Forte dei Marmi km 51 - Thermal baths km 5 - Sky slopes km 48 - Floreane airport km 45 - highway exit: A1 uscita Montecatini Terme km 5.

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**Price: On Application**



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## PROPERTY PHOTOS



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