



Rif. 0382



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## Tuscany Pescia ESTATE IN TUSCANY



### DESCRIPTION

This Tuscany real estate solution is in a privileged position on the hills between Pian di Lucca and Valdinievole, a vast property that covers 42 hectares of land and enjoys the typical view and tranquility of the countryside. The estate in Tuscany comprises several buildings including an old main villa and six farmhouses with their outbuildings for a total covered surface of 9000 m2.

The main villa is dated back to the XVII century and in 1800 it was restructured. The building is developed on two levels plus a large habitable attic which together cover a surface of 1.776,67 m2. On the ground floor there are the chapel, the sacristy and five locals used as cellar. The upper floor hosts the home composed by ten rooms among which there is a wide living room with a raised ceiling of great importance. The interiors are furnished with antiques and are enriched with precious paintings of the XVII century. On the eastern side of the villa there is a spacious apartment with eight rooms.

The six farmhouses could become charming villas in Tuscany and currently host altogether eight apartments and have approximately 40.000 m2 of courtyard and about 3.000 m2 of outbuildings distributed among the different farm areas. An individual house for sale could also be created from these smaller units.

## 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.

Interior surface: 8.707 m2 + plus ex favilla

Exterior surface: 42 he

Main villa: 1777 m2, 6.500 m2 courtyard

Farm: 1121 m2, 6.400 m2 courtyard

Farmhouse A: 685 m2, 5.800 m2 courtyard

Farmhouse B: 402 m2, 6.000 m2 courtyard

Farmhouse C: 420 m2, 8.000 m2 courtyard

Farmhouse D: 445 m2

Farmhouse F: 857m2, 6.400 m2 courtyard

plus other rooms and technical areas

Private chapel and vestry



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Outbuildings: 3.000 m2  
Vineyard: 112.600 m2  
Olive orchard: 65.000 m2  
Traditional olive grove: 20.000 m2  
Arable land: 160.000 m2  
Pasture and woods: 60.000 m2  
Total ground area: 42 he

Montecatini Terme 5 km - Golf Club 11 km - Florence 40 km - Pisa 42 km - Lucca 10 km -  
Garfagnana Natural Park 22 km - Forte dei Marmi 51 km - Thermal Bath 5 km - Sky slopes 48 km -  
Florence Airport 45 km - Highway exit: A1 Montecatini exit 5 km.

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**Price: On Application**



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## PROPERTY PHOTOS



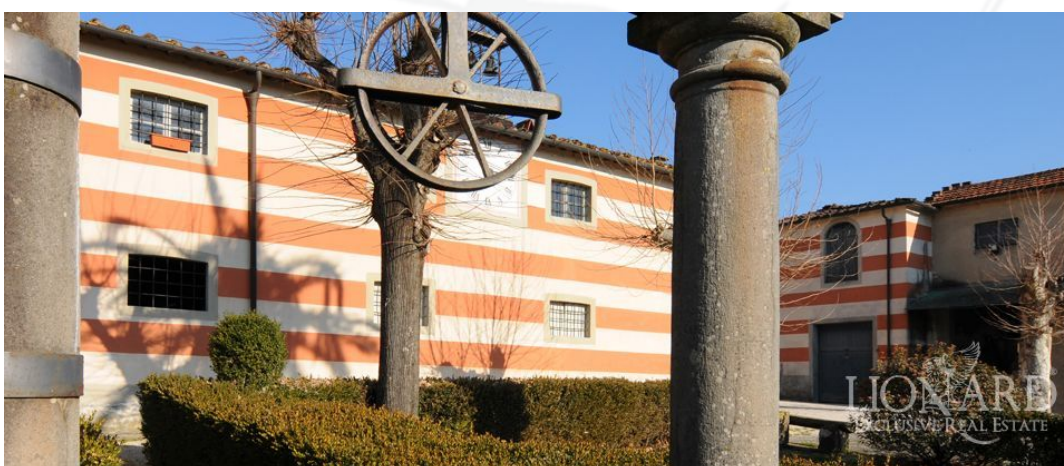
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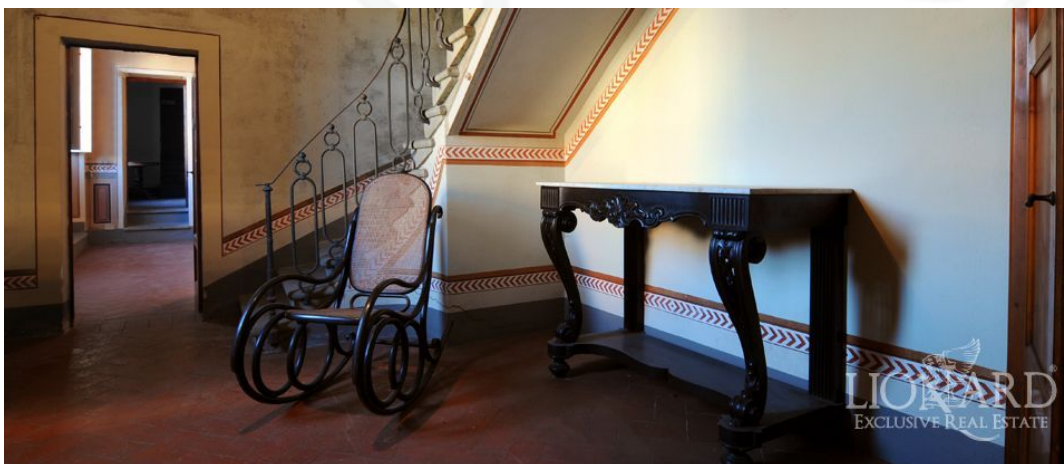




  
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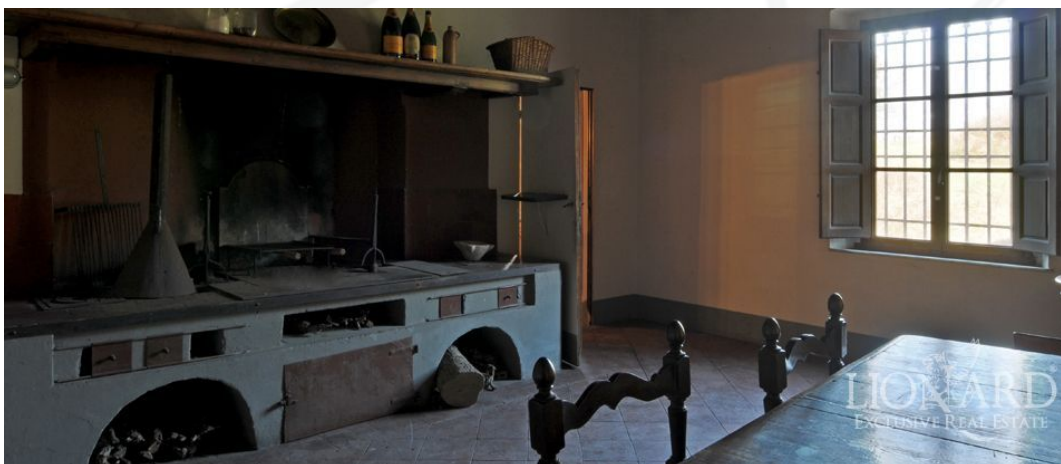
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