



Rif. 3803



Lionard S.p.A.

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Pistoia

Typically-Tuscan luxury villa in Pistoia



DESCRIPTION

This magnificent villa for sales is in Tuscany, not far from Pistoia, and is probably from the 16th century, even though the first news about it is from the 1700s; it is surrounded by approximately 15 hectares of **grounds** producing refined olive oil.

The three-storey **main estate** measures approximately 1,250 m2 and is home to very charming, spacious and luxurious rooms that show all of this property's prestigious history. There are six halls in the living area, while seven bedrooms and five bathrooms make up the sleeping area. This estate is completed by a cellar and an olive press, besides an exclusive courtyard measuring approximately 5,000 m2 and home to a fantastic panoramic swimming pool and an 18th-century chapel that is still consecrated.

The **grounds** are also home to a small hamlet with houses made of stone that are well kept and have been converted into an agriturismo resort: the perfect place to fully enjoy the quietness found in Tuscany while surrounded by the hills that have made this area, halfway between **Florence** and Pisa, so famous around the world.

This estate also includes a 270 m2 country villa.

The **agritourism resort** itself features a barn, an oven, a chicken coop, a game room, some intimate verandas, a laundry, several warehouses and spacious horse stables in masonry that are equipped with a dressage arena.

This wonderful **luxury estate** not only offers outstanding, modern comforts and a great number of different ways to be used, it also offers the perfect place to fully enjoy the most authentic Tuscan traditions and their centuries-old history.

TECHNICAL DETAILS

LOCATION

The Province of **Pistoia** rises just a few kilometers from Tuscany's most renown destinations, between **Florence, Lucca and Pisa**, and it also boasts panoramic beauties and a rich cultural and artistic heritage..

From the art to the mountains, passing through its famous spa resorts, wine and food, congress and green tourism, the offers this territory can give you are rich and varied.

The Middle Ages, the Renaissance and the Baroque all left a sign on palaces, loggias, castles, appealing villages and churches, besides the countless **luxury villas** and prestigious properties scattered around the area.

There are many country festivals and village fairs, which are widespread events all over Tuscany, during which you can appreciate the real tradition and ancient culture of these fantastic lands.

Region: Tuscany

Province: Pistoia

Municipality: Massa e Cozzile

Type: luxury villa – active farm

Internal surface: 2,870 m2

External surface: 15 hectares

Main villa: 1,250 m2

3 floors

6 halls

7 bedrooms

5 bathrooms

Cellar

Olive press

Country home: 270 m2

Garden: 5,000 m2

2,300 olive trees



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Swimming pool
Consecrated private chapel

Forte dei Marmi 60 km - Florence 44 km - Montecatini Terme 4 km – Lucca 30 km – Livorno 75 km

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Price: On Application



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PROPERTY PHOTOS



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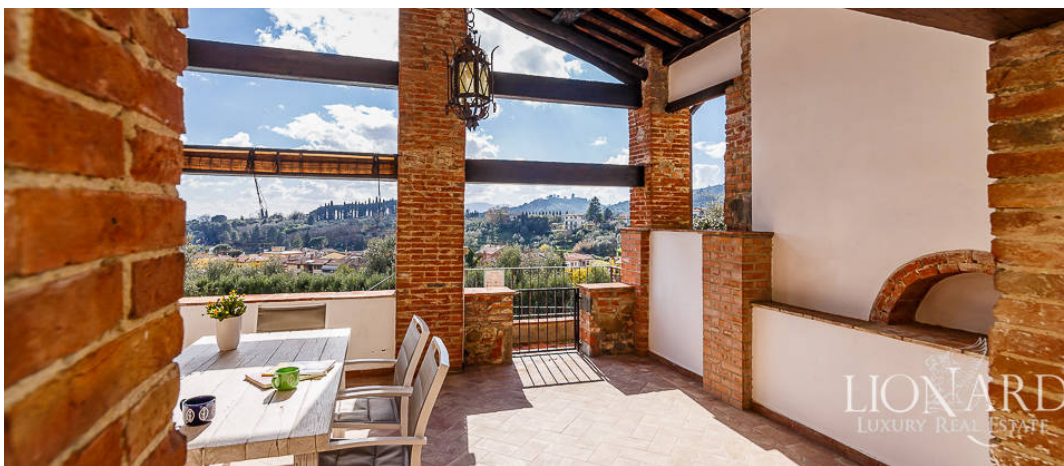


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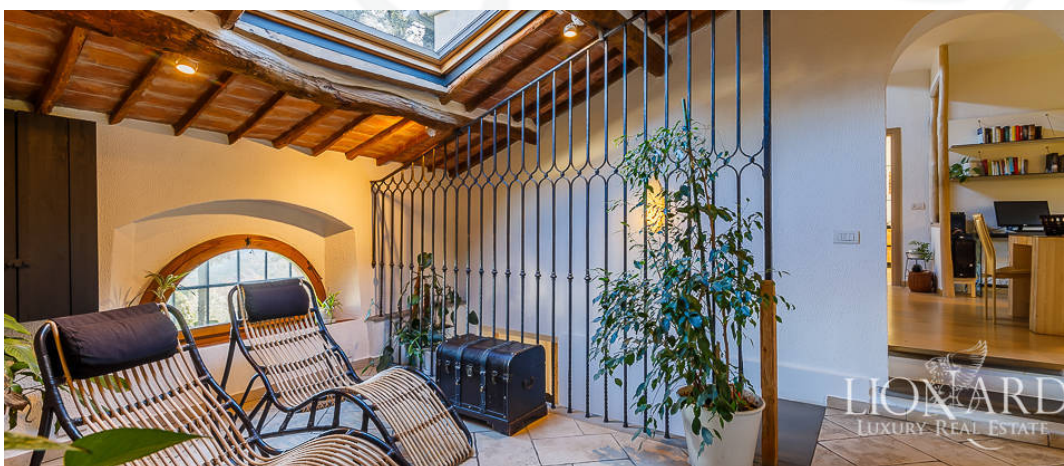
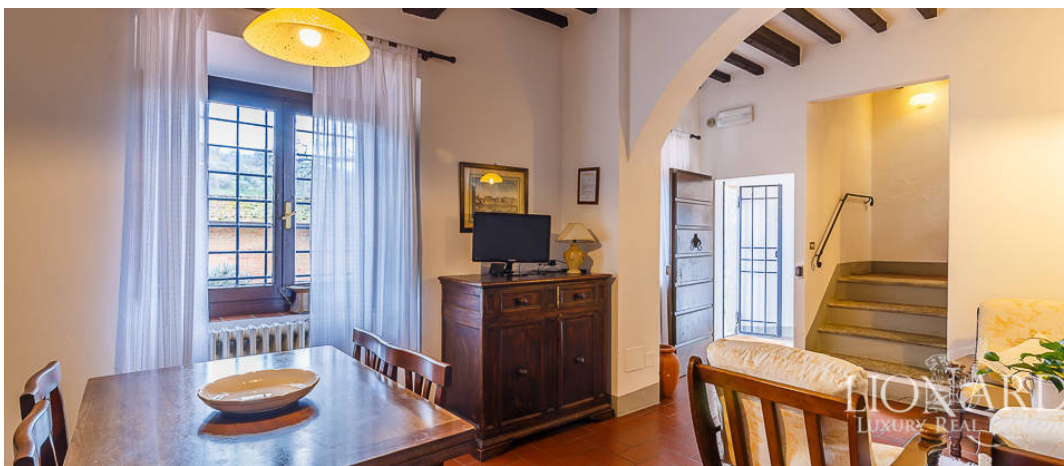


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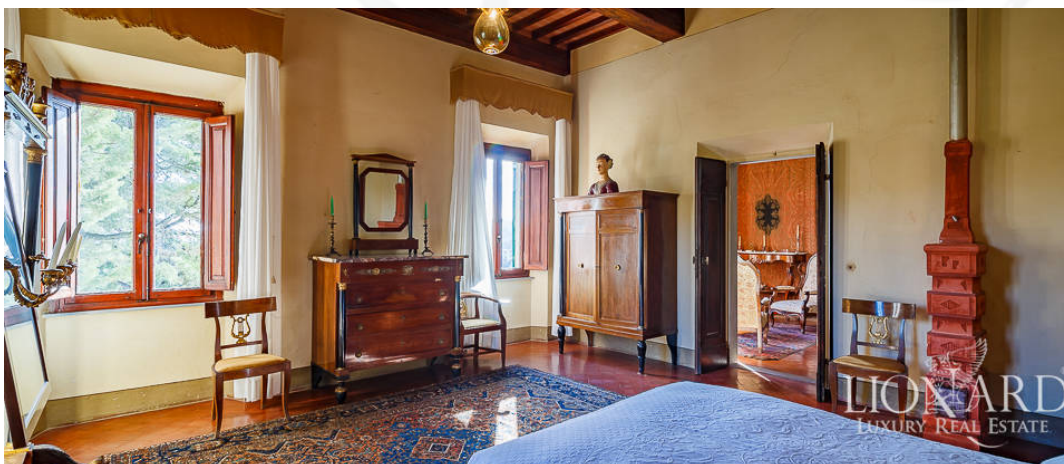
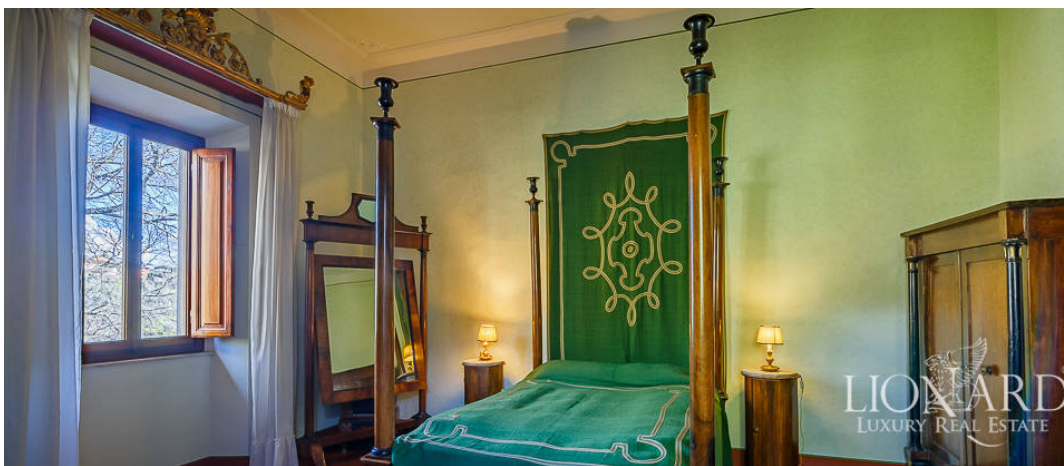


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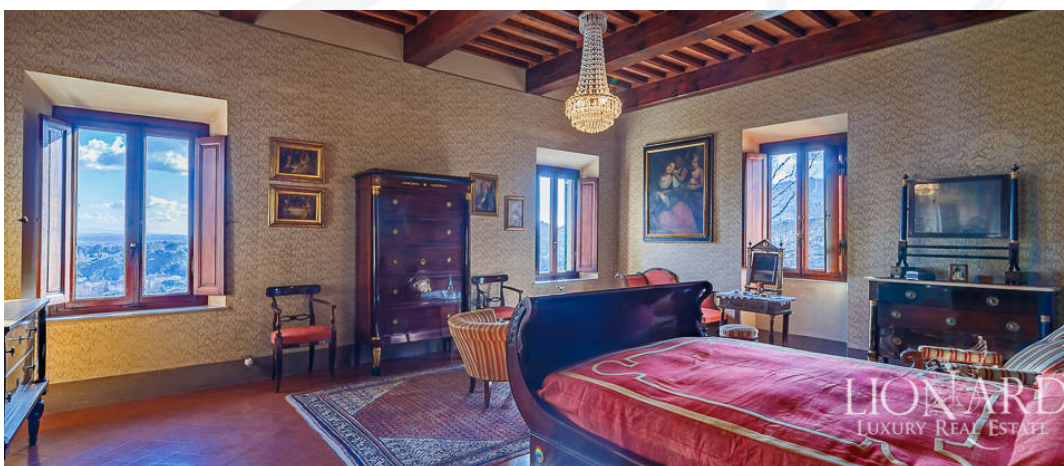


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