

Villa for Sale in Pistoia

€ 2.200.000

Ref. A741



730 sq.m | Bathrooms: 8 | Bedrooms: 8 | Rooms: 15

Renovated farmhouse with pool for sale in Pistoia.

The property is immersed in the Tuscan countryside and sits on approximately 3 hectares of land, including olive groves and woodland, in a secluded location with stunning views of the valley.

The renovation, completed in 2022, has preserved the farmhouse's original character by restoring traditional Tuscan materials like terracotta floors, stone elements and exposed wooden beams, integrating them with contemporary design solutions.

The estate comprises three buildings with a total floor area of approximately 730 square meters; the outdoor spaces offer numerous relaxation areas surrounded by nature and a pool area featuring a pool of approximately 50 square meters, 1.40 meters deep.

The farmhouse extends over two floors and features two bedrooms on the ground floor and five bedrooms on the first floor, all with private bathrooms. The ground floor also includes a hall, the living room, a sitting room with a fireplace, the kitchen with an oven, a pantry, the dining room, and a cozy entryway with a guest bathroom.

The annex is also spread over two levels and consists, on the ground floor, of a cozy living room with a kitchenette and, on the first floor, of a bedroom featuring a high ceiling and an en-suite bathroom.

The second annex houses the boiler room and a pellet-fired heating system.

The property has an Energy Class A rating, exterior insulation, and air conditioning in all rooms, ensuring modern standards of efficiency and comfort.

On the facade of the farmhouse, there is still an original inscription from 1628, a historical record of the transfer of the property from Girolamo Rospigliosi to his son Alessandro, father of Giulio Rospigliosi, the future Pope Clement IX.

The access road is easy to navigate, and there are three car parks that can comfortably accommodate at least ten cars in total. The location allows for easy access to Pistoia and, within a short time, to Florence, Lucca, Pisa, Montecatini Terme and the Versilia coast.

Based on its features, size and layout, the property is well-suited both as a private residence and as an investment for a tourist accommodation business.

Property Informations

Bedrooms: 8

Bathrooms: 8

Rooms: 15

State of maintenance: Restored

Floor: On two levels

independent heating: independent

Car park: Uncovered

Age: 1600

Actual state: Free

Garden: Private

Kitchen: Large kitchen

Features

Restored

Rural

Land: 30000 $\square$

Swimming pool

Nearby

Gyms

Elementary Schools

Schools

High Schools

Cafe













