

# Villa for Sale in Pistoia

## € 6.900.000

### Ref. A751



**1.500 sq.m | Bathrooms: 15 | Bedrooms: 14 | Rooms: 20**

Historic 19th-century estate situated in the heart of Tuscany, strategically located between Florence, Lucca, Arezzo, and the Versilia coast.

Spanning over eleven hectares, the property features a meticulously restored noble villa and a fully operational high-end agriturismo. The main villa includes four elegant suites and an independent top-floor apartment. The additional hospitality structures comprise a guesthouse, six apartments, and several suites and rooms, all set within a landscape of 800 olive trees, aromatic gardens, and private woodland.

The estate is equipped with premium amenities, including a panoramic swimming pool, whirlpool, sauna, and a fully operational on-site restaurant with seating for forty guests. Additionally, the grounds provide ample parking for approximately thirty vehicles.

The property currently enjoys a loyal international clientele and consistent occupancy rates. It offers significant flexibility, serving effectively as either a premier hospitality business with expansion potential or a prestigious private residence.

## Property Informations

**Address:** Pistoia

**Postal code:** 51100

**Bedrooms:** 14

**Bathrooms:** 15

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**Rooms:** 20

**Floor:** Building

**independent heating:** independent

## Features

Period

Village

Rural

Land: 11000 □

Swimming pool

Secondary accom

Outbuildings

Utility Rooms



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