

Rolling Hills

CHARMING ESTATES



Ref: PTCR-004

Toscana - Firenze - Lastra a Signa

PRIVATE NEGOTIATION

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 750.00 Mq

Bedrooms: 7

Bathrooms: 6

Swimming-pool: 1

Land: 11 ha

For sale a gorgeous villa with pool, 6 bedrooms and 7 bathrooms in the heart of Florence countryside in Tuscany.

Main Villa:

The main villa measures approximately 650 m2 and develops on three levels, plus a basement level. The ground floor consists of a spacious living room with fireplace, a family room, the main kitchen, laundry room, storage rooms and an expansive dining area with high ceilings and beautiful stone arches.

The main villa also offers a second kitchen and living area.

The first floor accommodates a lovely balcony that faces towards the ground floor, 4 bedrooms and 5 bathrooms.

The bathrooms are all elegantly decorated with marble elements; some have a Jacuzzi and one even offers a sauna.

The second floor is located in the tower; and it is here that we find a study/extra bedroom with bathroom.

A beautiful loggia with an outdoor dining table can also be found on this floor.

The basement floor accommodates a garage and a large cellar/basement.

Guest House:

The guesthouse measures approximately 100 m2, is divided onto two levels, and consists of one bedroom, bathroom, living area and kitchenette.

The property is characterized by elements of contemporary design, modern appliances and bright living spaces from the numerous windows, making it possible to enjoy the beautiful view over the surrounding countryside.

Both the main villa and the guesthouse face the courtyard, which is dedicated as an outdoor living area.

The terrain measures 11 hectares and includes 9 hectares of olive groves, 2 hectares of gardens and a beautiful swimming pool that offers views of the surrounding countryside.

Current State and Condition

The property is in perfect move-in-ready conditions.

Utilities and Services

All necessary utilities are present.

Potential Uses

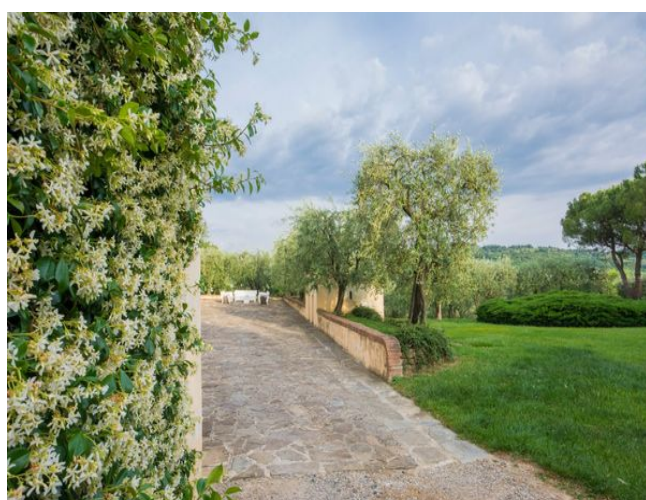
The property is a perfect solution to be experienced as a first or second home and/or to be promoted internationally for tourist rental, to generate income.

Cities & Towns:

- Florence 19km
- San Casciano in Val di Pesa 30km
- Greve in Chianti 40km
- San Gimignano 56km
- Lucca 78km
- Siena 80km

Beaches & Lakes:

- Livorno 85km • Viareggio 105km • Forte dei Marmi 110km
- Airports:
- Florence 15km
- Pisa 75km



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