

Ref. 2709 – **VILLA VALDINIEVOLE**

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17TH-CENTURY MANORIAL VILLA WITH VINEYARD FOR SALE IN PESCIA, TUSCANY

Pescia – Pistoia – Tuscany



Interiors
2,232 sqm

Bedrooms
12

Bathrooms
12

Total land
4.1 ha

Vineyards
1.5 ha

Olive grove
6,000 sqm

In a panoramic position in the hills of Tuscany, between Montecatini Terme and Lucca, manorial villa with vineyard and private lake for sale. The finely restored property dates back to the 17th century and is now a luxurious period residence with 8 bedrooms and beautiful decorated salons. Accompanying are the manorial chapel, an event room and wine cellar. Completing the property is approximately 4.1 ha of land that includes vineyard, olive grove and a lake for sport fishing.

SUMMARY OF THE PROPERTY

REFERENCE #: 2709 – VILLA VALDINIEVOLE

TYPE: 17th-century manorial villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 2,232 square meters (24,016 square feet)

TOTAL ROOMS: 25

BEDROOMS: 12

BATHROOMS: 12

ANNEXES: conference hall, chapel, cellar

MAIN FEATURES: wooden beams, terracotta floors, vaulted ceilings, original frescoes, fireplaces, manorial chapel, panoramic garden, vineyards, olive grove, wine cellar, conference hall, private lake for sport fishing, tree-lined driveway, property registered with the *Soprintendenza*

EXTERIORS: 4.1 hectares (10.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + consortium aqueduct + private lake

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 177.59 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (1km; 2'), Montecatini Terme (10km; 20'), Lucca (19km; 30'), Monsummano Terme (20km; 25'), Pontedera (31km; 40'), Pistoia (32km; 30'), Pisa (45km; 45'), Viareggio (55km; 45'), Camaiore (57km; 50'), Forte dei Marmi (62km; 50'), Livorno (74km; 1h), Volterra (74km; 1h 25'), Florence (78km; 1h 10'), Bolgheri (123km; 1h 20'), Siena (130km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (57km; 45'), Pisa G. Galilei (60km; 40'), Bologna G. Marconi (139km; 1h 30'), Genova C. Colombo (191km; 2h 10'), Roma Ciampino (349km; 3h 40'), Roma Fiumicino (363km; 3h 40')

VILLA VALDINIEVOLE

In a panoramic position in the hills of **Tuscany**, between **Montecatini Terme** and **Lucca**, **manorial villa** with vineyard and private lake for sale. The finely restored property dates back to the **17th century** and is now a luxurious **period residence** with 8 bedrooms and beautiful decorated salons. Accompanying are the manorial chapel, an event room and wine cellar. Completing the property are **4.1 ha of land** that includes **vineyard**, **olive grove** and a **lake for fishing**.

The property is located just outside a well-stocked city where all services are available (about 1 km, 2'), hospital included, but enjoys good privacy and confidentiality. However, the location is very convenient and allows easy movement throughout **Tuscany**: the sea is less than an hour's drive away and many of the region's art cities are all less than an hour away (Lucca, Florence, Pisa, Volterra...). The train station, which allows reaching both Florence and the coast in roughly one hour, is just one kilometer from the villa.

DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **main villa** (1,437 sqm – 15,462 sqft, 8 bedrooms and 8 bathrooms) is a large three-story building, finely renovated and still embellished with frescoes and stucco decorations in typical 19th-century taste. The original features of the building, including terracotta floors and wooden beams on the highest floors, are still clearly visible.

- **Ground floor:** entrance hall, dining room, kitchen, pantry, two side parlors, billiard room, private study, service bathroom, cellar and technical rooms;
- **First floor:** music room, library, sitting room, two bedrooms with en-suite bathrooms, two bedrooms and laundry room;
- **Second floor:** hallway, kitchen, two studies/living rooms, living room, four bedrooms and four bathrooms.

On the northwest side of the garden, perpendicular to the villa, is a **conference hall** (137 sqm – 1,474 sqft), currently used as a tasting/event area with kitchen and service bathrooms. The building was formerly the villa's carriage house.

On the opposite side, again a few steps away from the villa, there is instead a **manorial chapel** (118 sqm – 1,270 sqft), consisting of one spacious nave.

The **wine cellar** (370 sqm – 3,981 sqft), fully equipped, is located next to the chapel, with direct access from the property's tree-lined driveway. Here are the grape processing room (connected to a warehouse above by freight elevator), **vinsantaia**, a large storage room for oil and wine, and two service rooms. On the upper floor of the building, in addition to the warehouse, are a **keeper's apartment** (50 sqm – 538 sqft, 1 bedroom and 1 bathroom) and a **guest apartment** (120 sqm – 1,291 sqft, 3 bedrooms and 3 bathrooms) consisting of living area with kitchenette and three bedrooms with en-suite bathrooms.

EXTERIOR AND AGRICULTURAL PRODUCTION

The villa is accompanied by a beautiful **4,000-sqm garden** surrounded by an imposing stone wall that ensures beautiful views of the surrounding countryside and the estate fields.

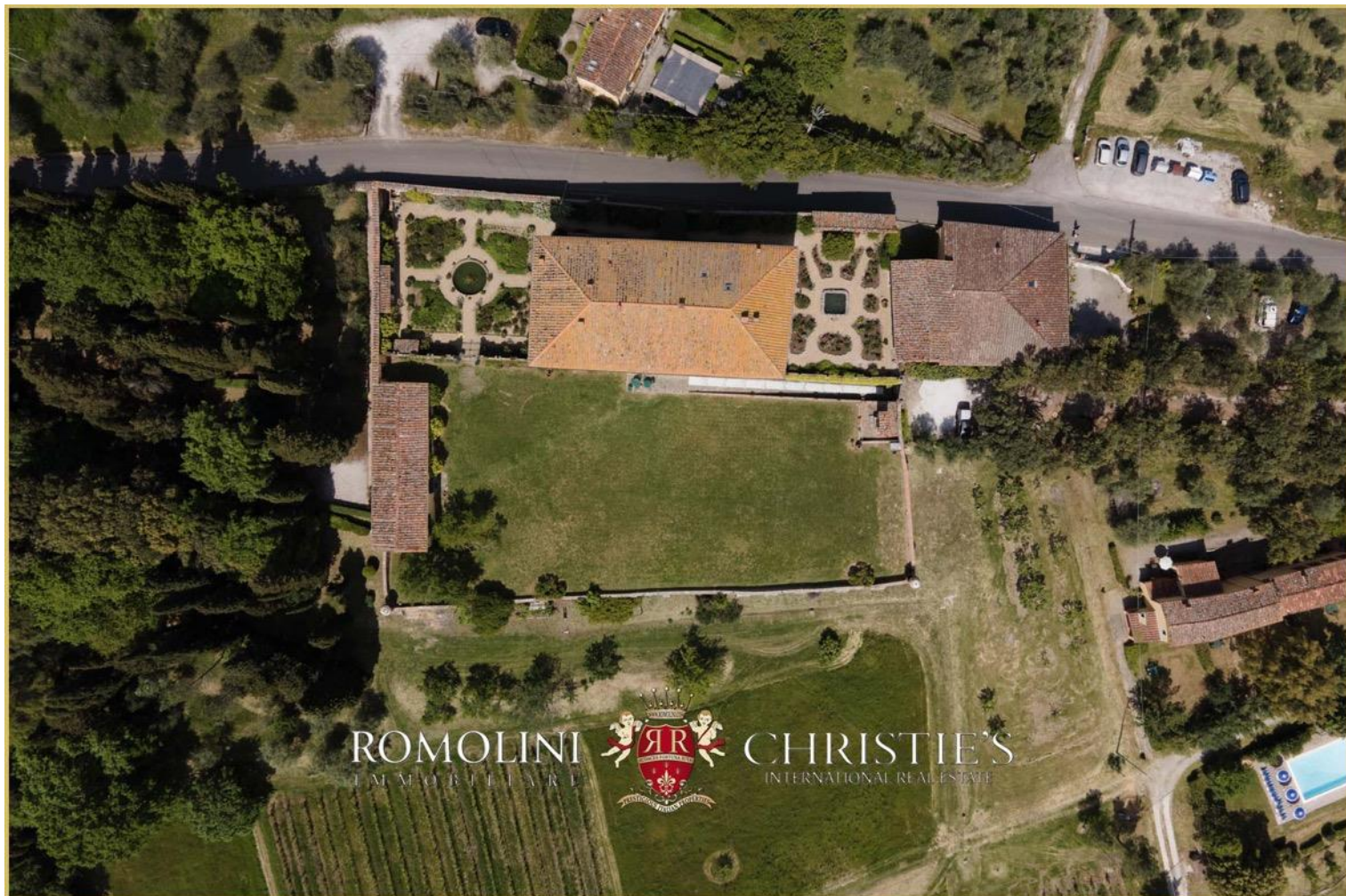
The agricultural land includes a **vineyard** (1.5 ha) and an **olive grove** (6,000 sqm) that allow the production of small quantities of oil and wine thanks to the estate wine cellar. The vineyards are made up of white (1.0 ha with Trebbiano, Malvasia and Vermentino vines) and red varieties (0.5 ha with Sangiovese and Canaiolo) that are used to produce white wine, red wine and an excellent Valdinievolo DOC **vinsanto**. The rest of the property is covered by arable land (9,000 sqm).

South of the villa, in the middle of the fields, is a **private pond for sport fishing**, which can also be used as a means of irrigation.

























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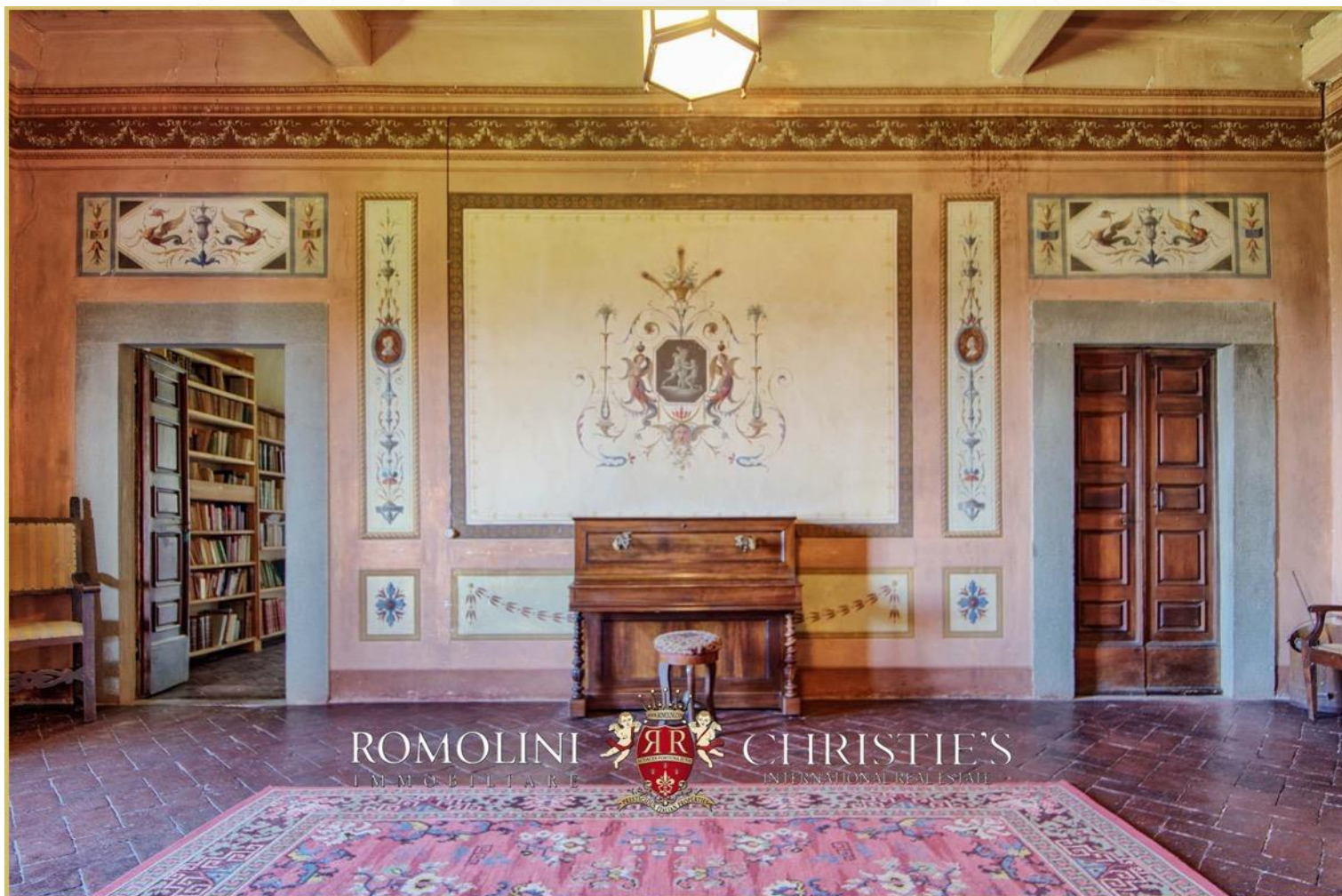






















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