

Ref. 2820 – **CASALE PISTOIA**

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## RUSTIC COUNTRY HOUSE WITH GARDEN AND OLIVE GROVE FOR SALE IN PISTOIA, TUSCANY

Pistoia – Pistoia – Tuscany



**Interiors**  
398 m<sup>2</sup>

**Bedrooms**  
5

**Bathrooms**  
2+

**Garden**  
1,656 m<sup>2</sup>

**Olive grove**  
4,187 m<sup>2</sup>

Just outside the city of **Pistoia**, in a quiet but very convenient location close to amenities, **rustic farmhouse** for sale. The house (398 m<sup>2</sup>) is on three levels: on the ground floor is the living area with living room, kitchen and dining room, as well as two cellars to be renovated; on the first floor is the sleeping area consisting of five bedrooms and two bathrooms; the attic (formerly a dovecote) is in need of renovation.

Surrounding the building is a **1,600-m<sup>2</sup> garden** with panoramic views of the surrounding countryside, surrounded in turn by an **olive grove** (4,200 m<sup>2</sup>) that allows for the production of a small amount of oil for personal use.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2800 – CASALE PISTOIA

**TYPE:** rustic farmhouse

**CONDITIONS:** partially restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road

**INTERIORS:** 398 square meters (4,282 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** 5

**BATHROOMS:** 2+

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, fireplace, terracotta floors, double glazing, mosquito nets, alarm system, outdoor lighting system, BBQ

**EXTERIOR:** 5,843 square meters (1.4 acres)

**GARDEN:** yes, around the house

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 94.90 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** stove + fireplace

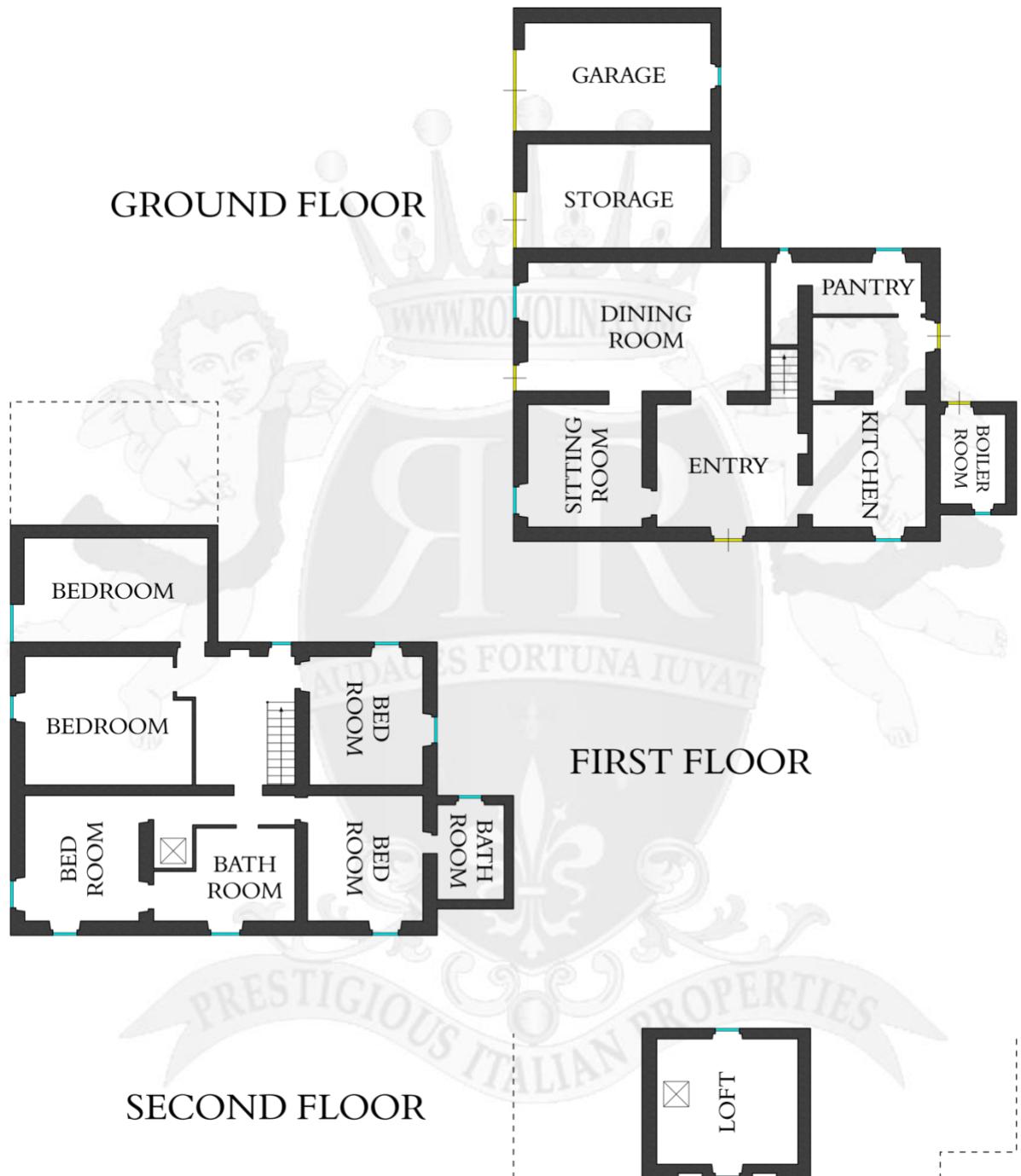
## CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Pistoia (4km; 7'), Monsummano Terme (10km; 16'), Montecatini Terme (11km; 17'), Prato (24km; 30'), Florence (46km; 55'), Lucca (47km; 37'), Pontedera (48km; 47'), Pisa (68km; 52'), Viareggio (71km; 52'), Camaiore (73km; 55'), Forte dei Marmi (77km; 1h), San Gimignano (88km; 1h15'), Livorno (89km; 1h5'), Volterra (92km; 1h 30'), Siena (106km; 1h 20'), Bolgheri (138km; 1h 30')

## CLOSEST AIRPORTS

Firenze A. Vespucci (34km; 27'), Pisa G. Galilei (76km; 50'), Bologna G. Marconi (116km; 1h 15'), Perugia San Francesco (198km; 2h 5'), Genova C. Colombo (207km; 2h 20'), Milano Linate (315km; 3h 15'), Roma Ciampino (326km; 3h 20'), Roma Fiumicino (340km; 3h 20')

## FLOOR PLANS OF THE HOUSE





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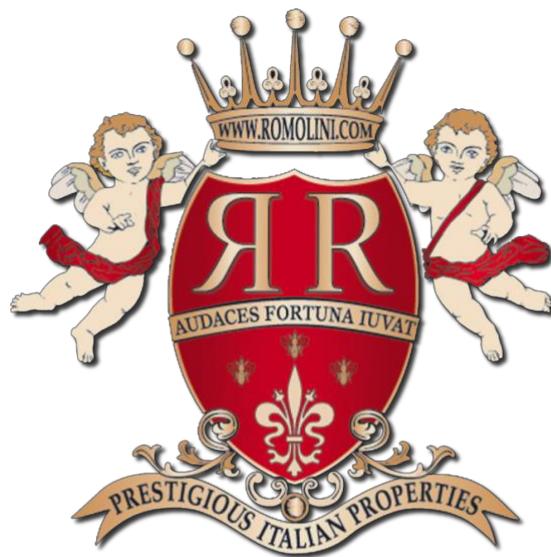
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