

RENOVATED COUNTRY HOUSE WITH POOL FOR SALE IN VALDINIEVOLE, TUSCANY

Montecatini Catini – Province – Region



Interiors
390 m²

Bedrooms
8

Bathrooms
7

Swimming pool
12 × 6 m

Total land
3.1 ha

Olive grove
610 trees

Immersed in the gentle hills of Valdinievole, this extraordinary historic property represents an authentic expression of Tuscan lifestyle, combining panoramic views of the countryside, hospitality, and the timeless charm of a traditional Tuscan country house. Located in a commanding position over the valley, the property benefits from an open view of olive groves, woods, and countryside, offering a rare sense of privacy and tranquility, while remaining well connected to major destinations in Tuscany.

SUMMARY OF THE PROPERTY

REFERENCE #: 3101 – CASALE VALDIVIEVOLE

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 390 square meters (4,196 square feet)

TOTAL ROOMS: 17

BEDROOMS: 8

BATHROOMS: 7

ANNEXES: shed

MAIN FEATURES: stone and brick walls, exposed wooden beams, terracotta flooring, ventilated crawl space, veranda, solar panels, original oven, garden, irrigation system, citrus grove, panoramic swimming pool

EXTERIOR: 3.1 hectares (7.7 acres)

OLIVE GROVE: 610 trees

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 134.45 kWh/m²year)

HEATING SYSTEM: air conditioning

CLOSEST CITIES AND TOWNS

Closest services (2 km; 2'), Montecatini Terme (5 km; 10'), Pescia (8 km; 15'), Massa e Cozzile (8 km; 15'), Uzzano (10 km; 15'), Monsummano Terme (11 km; 15'), Montecarlo (12 km; 20'), Altopascio (13 km; 20'), Pistoia (20 km; 25'), Lucca (25 km; 30'), Capannori (25 km; 30'), Fucecchio (30 km; 35'), Prato (40 km; 45'), Pisa (45 km; 50'), Viareggio (55 km; 50'), Florence (60 km; 55'), Livorno (65 km; 1h), Forte dei Marmi (65 km; 1h), San Miniato (40 km; 45'), San Gimignano (75 km; 1h 15'), Volterra (80 km; 1h 20'), Siena (100 km; 1h 30'), Bologna (125 km; 1h 35'), Arezzo (120 km; 1h 45'), Massa (70 km; 1h 10'), Carrara (75 km; 1h 15'), Rome (300 km; 3h 15')

CLOSEST AIRPORTS

Firenze A. Vespucci (50 km; 40'), Pisa G. Galilei (55 km; 45'), Bologna G. Marconi (130 km; 1h 20'), Genova C. Colombo (190 km; 2h), Rome Ciampino (300 km; 3h 15'), Roma Fiumicino (325 km; 3h 30')

CASALE VALDINIEVOLE

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The nearby village is particularly known for its historic gardens and for the tradition of citrus cultivation, made possible by the favorable microclimate of the area. Here, history and nature coexist in perfect harmony: ancient architectures, olive groves, gardens, and citrus groves create an atmosphere of rare authenticity and tranquility.

Today, the property represents a particularly interesting opportunity for an international buyer seeking a home capable of combining history, privacy, hospitality, and quality of life. It is a well-established structure.

The facility could continue its activity as a boutique hospitality, with the possibility to further develop its positioning, or be transformed into a private residence of great charm and character.

DESCRIPTION OF THE BUILDING

Skillfully renovated in the early 2000s, the farmhouse retains the architectural elements and materials typical of ancient Tuscan countryside residences, including terracotta floors, wooden window frames, and a characteristic fireplace, with the presence of modern elements including a ventilated crawlspace, air conditioning, and solar panels for hot water production. The renovation project created a perfect balance between historical authenticity and contemporary comfort, while preserving the identity and distinctive character of the residence.

Currently used as a charming hospitality structure, the property features three bedrooms with private bathrooms, three suites (all consisting of a living room, bedroom, and bathroom), and a large family suite (consisting of two bedrooms and a bathroom).

The central element of the property is a splendid panoramic veranda overlooking the valley, where breakfast is served.

EXTERIOR

The property extends over approximately **3.1 hectares of private land**, of which about 2.7 hectares are dedicated to a large **olive grove with 610 trees**. An area dedicated to citrus cultivation further enriches the agricultural and scenic character of the estate, recalling one of the most distinctive historical traditions of the area.

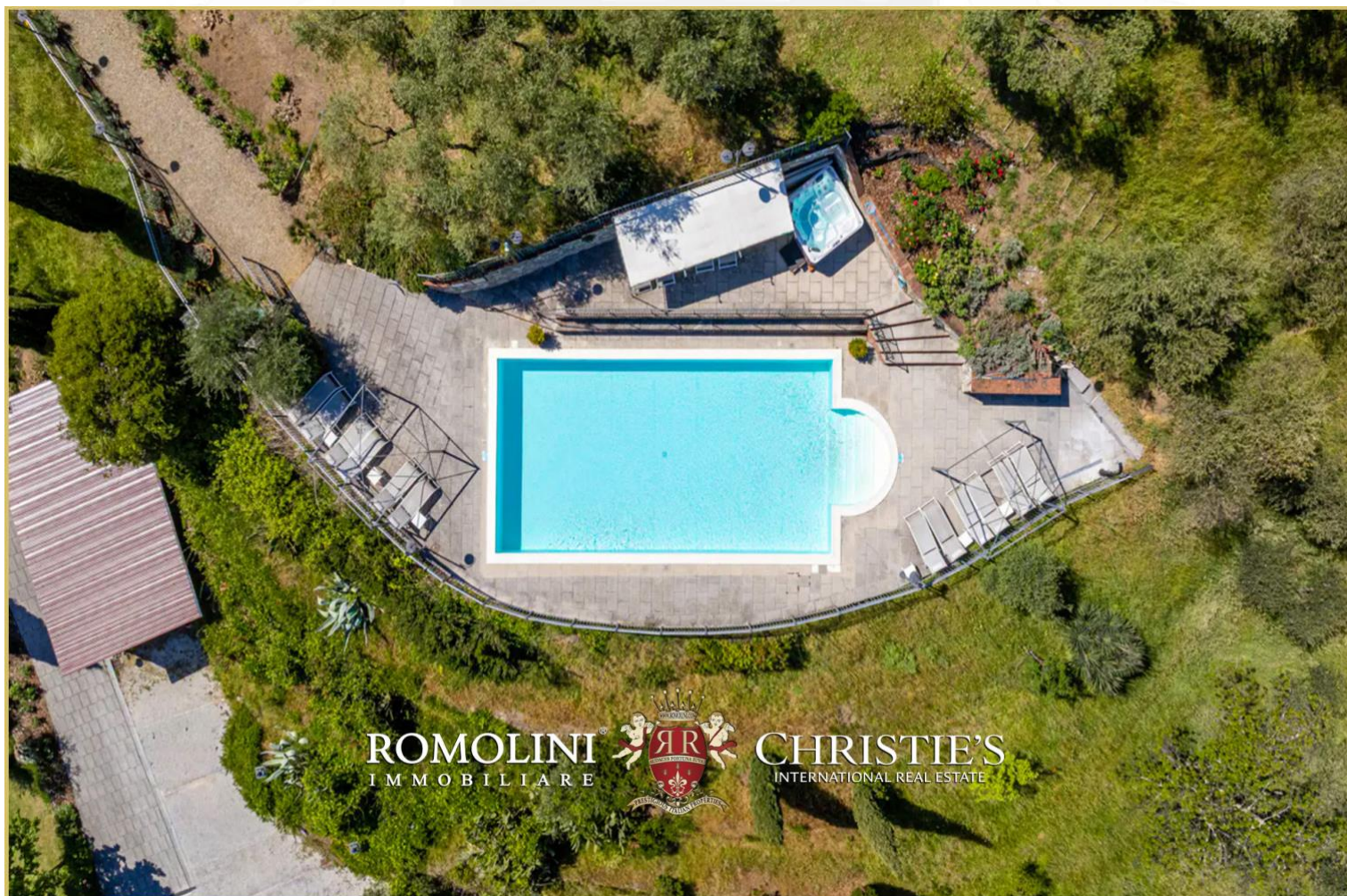
The gardens are completed by a splendid **12 × 6 m panoramic swimming pool**, perfectly integrated into the natural landscape, as well as several outdoor living and relaxation areas. An automatic irrigation system helps keep the garden in optimal condition.

In front of the house are a paved square with a central tree, an ideal place to relax in Tuscany's pleasant climate, and a comfortable parking area for guests.

To enhance the authentic and pristine character of the property, in the lowest part of the land, beyond the olive groves, there is a **small stream** that naturally crosses the landscape. The presence of water contributes to creating a particularly evocative and relaxing environment, immersed in greenery and punctuated by the sounds of nature.















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