



Rustic/Farmhouse/Court for Sale in Montevarchi

€ 890.000

Ref. CBI134-1917-148



440 sq.m | Bathrooms: 7 | Bedrooms: 8 | Rooms: 19

Located in Montevarchi, immersed in the heart of the beautiful Tuscan countryside, this stone farmhouse offers a perfect combination of modern comfort and the rustic charm of its origins. With a total surface area of approximately 400 square meters, the property is an ideal refuge for those who, without sacrificing proximity to the comforts of the city, want to live immersed in nature.

INTERNAL COMPOSITION

The farmhouse is divided into two residential units. The first, on the ground floor, consists of a large and welcoming living room with a fireplace and surrounded by windows, making it an extremely bright environment. An elegant dining room, the large eat-in kitchen and the external service kitchen complete the living area.

The sleeping area includes four bedrooms, three elegant bathrooms and a convenient laundry room.

The second unit, located on the first floor and accessed by an external staircase, offers further generous spaces: four bedrooms, four bathrooms, a spacious kitchen, a dining room, a cozy living room, a laundry room and a pantry, making the entire property extremely functional and comfortable for large families or guests.

STATE AND FINISHES

The farmhouse was completely renovated in 2000 with careful attention to detail, maintaining the original character intact. The stone walls, terracotta floors and exposed wooden beams give the rooms a unique warmth and atmosphere. The heating is powered by LPG,

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ensuring optimal thermal comfort in every season.

OUTDOOR SPACES

The outdoor spaces are equally well-kept, with a 31 m2 veranda equipped with a wood-burning oven and a brick barbecue, perfect for enjoying outdoor meals and summer evenings.

You are welcomed by the paved front yard of about 150 square meters which hosts two centuries-old olive trees, while the back yard of about 120 square meters offers an ideal space for relaxation.

The garden surrounding the property is approximately 1000 m2 and guarantees privacy and tranquility, in addition to the upper terrace of approximately 800 m2 which

Finally, the surrounding woods, which extend for about one hectare, complete this property offering a wonderful natural area.

USE AND POTENTIAL

The entire property, thanks to its size and the layout of the spaces, lends itself to multiple uses. Perfect as a private residence, it could also be transformed into a hospitality facility such as a boutique hotel or a charming bed & breakfast, taking advantage of the panoramic position and the large spaces for events.

Furthermore, the large garden and the surrounding woods offer the possibility of creating a swimming pool, a relaxation area or even an area dedicated to organic cultivations. The potential of this farmhouse is truly multiple, able to satisfy the most diverse needs.

Property Informations

Address: Via Villaggio Enel

Zip Code: 52025

Bedrooms: 8

Bathrooms: 7

Rooms: 19

Internal condition: Restored

---> **data_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 0000-00-00

Floor: On two levels

Date of construction: 2000

Current Status: Available after the deed of sale

Terrace: Present, 800 sq.m

Garden: Private, 1.000 sq.m

Kitchen: Eat-in kitchen













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