24RE
Via della Vigna Nuova, 16 - 50123 Firenze
Phone number +393496007599

Villa for Sale in Pescia
€ 3.500.000
Ref. CBI162-3015-554



811 sq.m | Bathrooms: 8 | Bedrooms: 10 | Rooms: 30

We offer for sale a magnificent historic Villa located in the heart of the hills surrounding Pescia, one of the oldest and most prestigious residences in the area.

The property, which has been fully restored, is currently available for immediate purchase and represents a unique opportunity for lovers of elegance and historic charm. Built in 1750, the Villa extends over a total surface area of 800 square meters, of which 728 square meters are usable living space.

The estate consists of the main period Villa, arranged over three floors, enriched by a private chapel and an elegant Italian-style garden with panoramic views over Pescia, the surrounding hills, and the plain below. The property also includes two more recently built farmhouse annexes and a swimming pool.

The architecture reflects the distinctive style of the period, featuring spacious interiors, vaulted ceilings, and a portico opening onto the garden. Internally, the main residence comprises more than 10 rooms, including 5 bedrooms and 6 bathrooms, a highly charming reception hall with direct access to the garden and surrounding landscape, and an elegant stone staircase leading to the first floor, where two separate wings accommodate the sleeping and services areas. In between a second refined hall, ideal as a study or an art gallery for exhibitions. An elevator connects the ground floor to the garage below.

The surrounding garden, extending over more than 1,000 square meters, is an oasis of peace and privacy, enriched with fountains,

centuries-old trees, and enchanting corners, including a historic table where, according to original documentation, the celebrated composer Giacomo Puccini used to stop and play cards during his visits. The private chapel can also be accessed through the garden. The estate includes more than 5 hectares of land with olive groves and woodland.

Complementing the main villa, the property also offers four additional residential units: three apartments, featuring more than 10 rooms and 6 bedrooms in total, located within the farmhouse buildings set inside the large park surrounding the estate, plus one additional unit on the basement level of the villa. These spaces are ideal for guests or for independent hospitality activities. A large modern swimming pool further enhances the estate, offering comfort and privacy within a truly unique historic setting.

The privileged location of the residence, immersed in nature yet only a short distance from essential services and the beautiful towns of Pescia, Lucca, Montecatini Terme, and the Tuscan coast, ensures a lifestyle defined by serenity and well-being.

This villa tells many extraordinary stories, making it not only an architectural jewel, but also a significant piece of the cultural history of Pescia.

Property Informations

Address: Via di Collecchio	**Zip Code**: 51017
Bedrooms: 10	**Bathrooms**: 8
Rooms: 30	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	: 2277.57
: 0000-00-00	**Floor**: Multilevel
Total floors: 3	**Parking space**: Covered
Lift: Yes	**Date of construction**: 1750
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	**Garage**: for two cars










24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



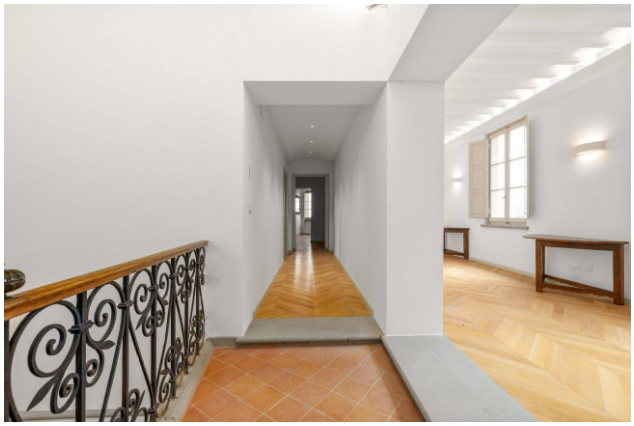






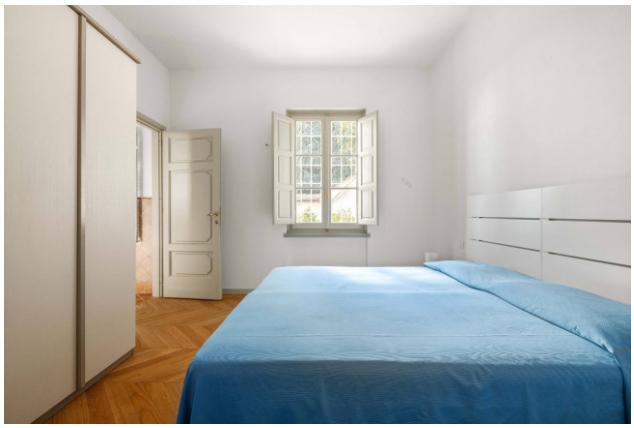








24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



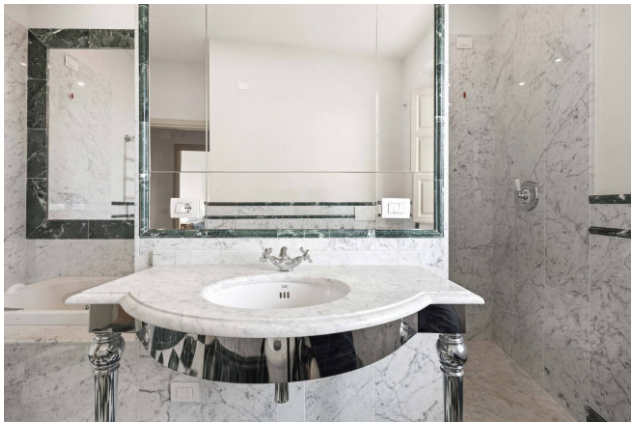














24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962









24RE
Via della Vigna Nuova, 16 - Firenze (FI) - Phone number +393496007599
24refirenze@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962