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

Villa for Sale in Pescia
€ 3.200.000
Ref. CBI162-2982-556



567 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 24

Magnificent Luxury Villa in the Exclusive “Pescia Svizzera” Area – 600 sqm, Pool, Guest House, Gym, Olive Grove and Vineyard.
In the heart of the prestigious and highly sought-after Pescia Svizzera area, surrounded by absolute privacy and tranquility, stands this magnificent villa of approximately 700 sqm, arranged over three floors and nestled within a splendid park featuring a unique swimming pool, a large guest house, a fully equipped gym and extensive grounds with olive groves and vineyards.
Ground Floor
Upon entering, a refined foyer leads into an impressive double living room, enriched by a majestic fireplace and large windows overlooking the lush garden. On the same floor, you will find an elegant dining room, a spacious eat-in kitchen. The kitchen opens onto a large covered portico, perfectly equipped for hosting family lunches or dinners with guests, complete with outdoor dining tables and an external oven—an ideal setting for convivial gatherings.
A bedroom and a service bathroom complete the floor. Every room is carefully curated to ensure both comfort and sophistication.
First Floor
An elegant wooden staircase leads to the upper level, where the sleeping area is located. It consists of four bedrooms, each distinguished by its own style, with coordinated fabrics, wallpapers, curtains and furnishings. Each bedroom is equipped with its own private bathroom. A charming antechamber, designed as a small sitting room, serves as a welcoming lounge area leading to the bedrooms.
Basement Level
The lower floor includes a large garage, a laundry room and a cellar.

Outdoor Spaces & Additional Buildings
The beautifully landscaped garden, rich in greenery and ornamental plants, features a uniquely designed swimming pool—perfect for leisure and entertaining. Adjacent to it stands a spacious guest house, offering a versatile multi-purpose room, a kitchen, a utility room for garden and pool equipment, and a bathroom dedicated to pool guests.
The property is further enriched by an additional outbuilding hosting a fully equipped gym, as well as a greenhouse used as a limonaia. Surrounding the villa are well-maintained gardens, olive groves and vineyards, contributing to the estate's authentic and refined atmosphere.

Property Informations

Address: Via di Marzalla	**Bedrooms**: 6
Bathrooms: 5	**Rooms**: 24
Internal condition: Good	**---> data_operazione <---**: 0000-00-00
: 0000-00-00	**Total floors**: 3
Parking space: Uncovered	**No architectural barriers**: Yes
Date of construction: 1970	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen
Garage: for two cars	

















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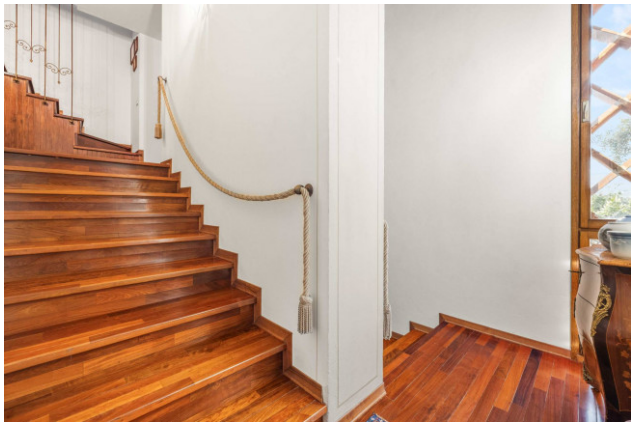




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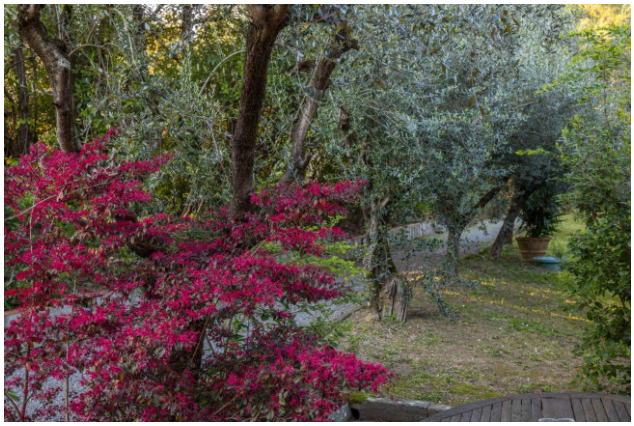
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