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

Villa for Sale in Montecatini Val di Cecina
Buriano
€ 2.200.000
Ref. CBI162-3038-596



330 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 7

Nestled in the harmonious Tuscan hills, a short distance from Volterra and the sea of the Etruscan Coast, stands this property of rare elegance, where beauty, perfection, and absolute peace coexist in perfect balance.

The estate extends over 20 hectares and includes vineyards, olive groves and gardens.

The beating heart is the villa: an ancient Tuscan stone residence, recently and expertly restored with a rigor and attention to detail that border on perfection, ensuring maximum modern and air-conditioned comfort.
The villa is divided into two independent and flexible units, designed to accommodate guests in the utmost privacy: the ground floor is a spacious and bright space where conviviality and relaxation meet. It features a monumental living room adorned with a stone fireplace and billiards table, a spacious kitchen, laundry room, three bedrooms, two bathrooms (one en suite with a sensory shower), and a guest bathroom. The first floor, reached via separate staircases, consists of two splendid suites with private bathrooms, one with a dining area and kitchen. Both feature a cozy fireplace and panoramic terraces with sweeping views of the vineyards and the entire valley.

The villa is surrounded by a beautifully landscaped garden, adorned with fountains and scented with aromatic plants. Every corner is designed to celebrate outdoor living: a panoramic swimming pool, a Jacuzzi, a relaxation area with a pergola, a barbecue area and a wood-fired oven, sports areas (soccer and volleyball), an organic vegetable garden, and an outdoor gym.
The construction of a tennis court has already been approved, and there is the possibility of expanding and renovating an outbuilding.

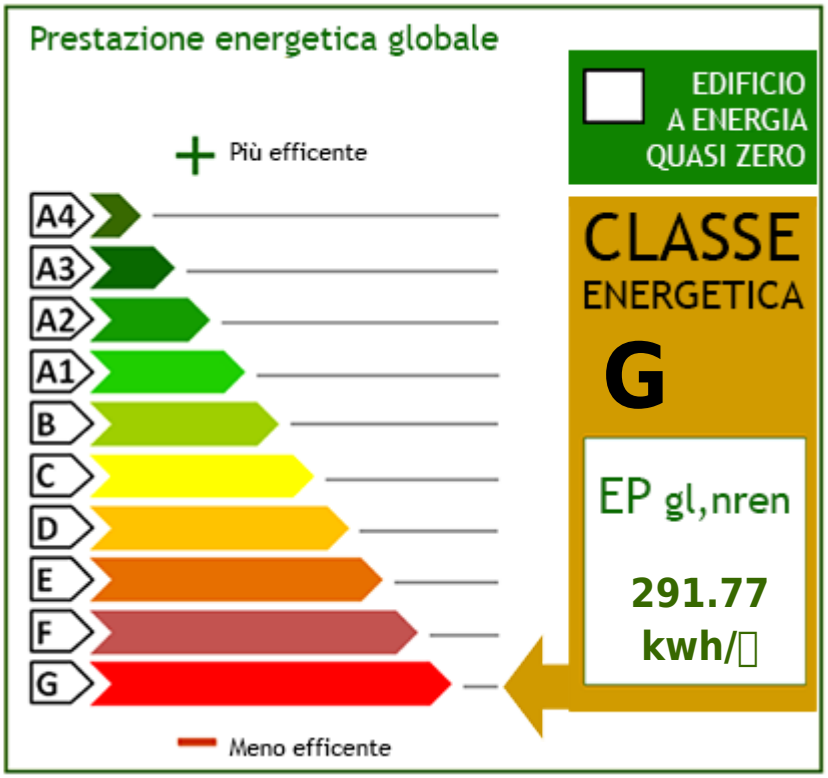
The property is not only an earthly paradise, but also a certified and established organic farm: 6 hectares are dedicated to premium organic vineyards (Syrah, Sangiovese, Cabernet Franc, Merlot, Petit Verdot, and Vermentino), whose grapes have historically been delivered to top-notch wineries in the Bolgheri area. The operation is supported by a vast underground cellar, perfectly integrated into the landscape, complete with offices and a sales point.

Despite its utmost privacy and seclusion, the estate is just minutes from lively villages that host year-round village festivals, cultural events, and food and wine festivals. It's also close to essential amenities (shops, banks, medical facilities, and excellent traditional restaurants).
Furthermore, the strategic location combines the convenience of local services with excellent international accessibility: Pisa Airport and the city of Livorno can be reached in about an hour, making the property easily accessible from all over Europe and the USA.

This estate represents the fulfillment of a dream of love for the Tuscan land, developed over the years with immense care and respect. It is now presented on the market with various options for acquisition and participation, offering the possibility of converting it into a prestigious private residence or continuing its journey of elite wine production and high-end tourist hospitality.

Property Informations

Address: Strada Provinciale del Monte Volterrano, Volterra (PI)	**Zip Code**: 56048
Bedrooms: 5	**Bathrooms**: 5
Rooms: 7	**Internal condition**: Restored
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: 0000-00-00	**Floor**: Building
Total floors: 2	**Parking space**: Covered
Date of construction: 2003	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen
Garage: Shed	


Prestazione energetica globale
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
EDIFICIO A ENERGIA QUASI ZERO
CLASSE ENERGETICA
G
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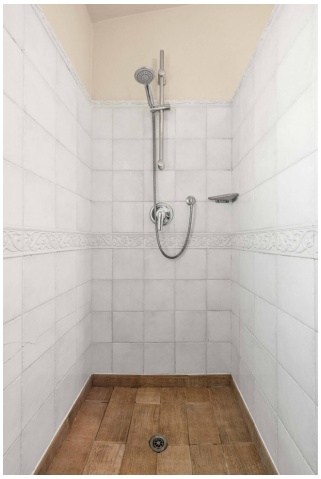












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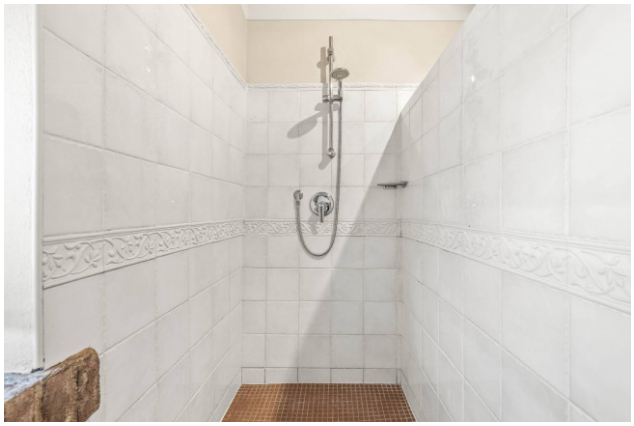


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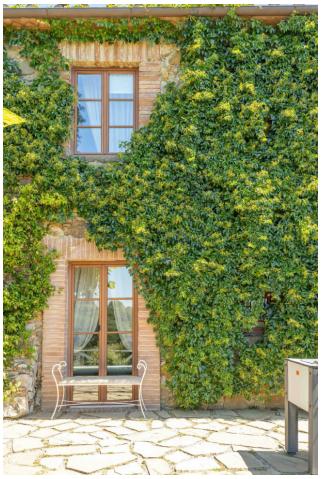




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