



## listing



### Agent Info

Naam:	Arrighi Maira
Bedrijfsnaam:	IL PUNTO IMMOBILIARE
Mistlampen:	Italy
Experience since:	1999
Service Type:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other
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Languages:	English, Italian
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 865,238.86

### Locatie

Adres:	Pistoia, PISTOIA, Italy
Geplaatst:	08-08-2025

### Omschrijving:

PISTOIA - [0347] - Wonderful property located in the Gello area, a few minutes' drive from Pistoia. The property consists of a farmhouse plus hut and a well-kept olive grove, as well as additional arable land with fruit trees, all completely renovated in the 2000s, maintaining the original architectural structures. The main building has a surface area of approx. 350 sqm arranged on 3 floors and is composed of:

#### GROUND FLOOR

- Entrance-corridor;
- Living room;
- Dining room;
- Kitchen;
- Hall with fireplace;
- Bath;
- Laundry/storage room;

#### FIRST FLOOR

- Double bedroom with private bathroom;
- 2 Double bedrooms;



- Bathroom with shower;
- Large study room;

#### ATTIC FLOOR

- Large living room;
- 2 Double bedrooms;
- Bath;

The farmhouse is equipped with a large and panoramic terrace with access from the kitchen or from the outside. Furthermore, with external access to the house there is a room used as a laboratory for olive processing and a technical room.

The charming stone hut is arranged on 2 levels and has a surface area of approximately 100sqm. Ideal for guests, it consists of:

#### GROUND FLOOR

- entrance-living-dining-kitchenette;

#### FIRST FLOOR

- Double room;
- Bath;

This wonderful property is located away from pollution and traffic, has excellent exposure and enjoys a splendid view of the valley and the surrounding hills. The area is mostly made up of olive groves and is very quiet, but just 10 minutes by car you can reach all the main public services of the city. The property is surrounded by approximately 10,000 sqm of land, mostly olive groves and partly arable land. One of the strong points of this property is its splendid garden, a true corner of paradise where you can spend pleasant days outdoors, organize barbecues with friends or simply enjoy the tranquility of the surrounding nature. Possibility of large swimming pool. This magnificent property is ideal as a holiday home, B&B, farmhouse or main house. The sale includes most of the furnishings. Property immediately habitable and in excellent maintenance conditions.

#### DISTANCES

- PISTOIA Km 6
- FLORENCE airport Km 37 ( 30 min by car)
- PISA airport Km 79 (50 min by car)
- LUCCA Km 50
  
- VERSILIA Km 70

#### **Algemeen**

Slaapkamers:	5
Badkamers:	4
Afgewerkte vierkante meter:	450 m <sup>2</sup>
Lot Afmeting:	10000 m <sup>2</sup>

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: V0347MLS000



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