



**ALTUS REALTY**  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY

# AZIENDA VITIVINICOLA CON AGRITURISMO

MONTECATINI VAL DI CECINA, PISA, TOSCANA, 56040, ITALIA



5 Bedrooms



4 Bathrooms



530.00 m<sup>2</sup>



## Description

The villa, whose renovation ended in June 2019, is located in Montecatini Val di Cecina (Pi), in the Tuscan countryside between Lajatico and Volterra.

The property is located within an estate of over twenty hectares, of which six are planted with vines and completely fenced, as well as olive groves and woods.

The house consists of two residential units. The one on the ground floor (about 220 m<sup>2</sup>) has three double bedrooms, two bathrooms (one with hydromassage shower and Turkish bath) + small service bathroom, laundry room, study, large living area with fireplace, kitchen

The other unit, on the first floor, has two suites of approximately 50 m<sup>2</sup>. each.

The villa also has a park with swimming pool, vegetable garden, barbecue, pizza oven, small gym, Jacuzzi, panoramic terrace with the roof of the wine cellar, natural grass five-a-side football pitch, volleyball/badminton court.

The wine production is organic and contains:

- 1.5 hectares sirah;
- 1.1 hectares Sangiovese;
- 1.15 hectares cabernet franc;
- 0.2 hectares petiti verdot;
- 0.75 hectares merlot.



ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY







ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY







ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPMENT ADVISORY





ALTUS REALTY  
PROPERTY DEVELOPER ADVISORY





**ALTUS REALTY**  
PROPERTY DEVELOPER ADVISORY



Contact:

+39 055 802 9533

info@altusrealty.it

Piazza della Repubblica, 6, 50123 Firenze FI

 [www.altusrealty.it](http://www.altusrealty.it)