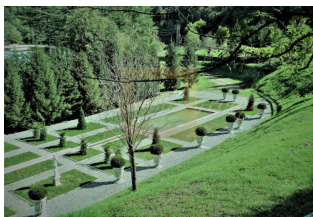




Renaissance villa nestled among the hills of Garfagnana

Italy, Toscana

Price:	€ 3 300 000
Object type	House, Mansion, castle, estate, Winery, Hotel Apartment
Market	Resale
Bedrooms	11
Number of rooms	31
Land area	560000 m2
Area	545 m2
Category	For sale



In the northern region of Tuscany, in the Garfagnana valley, a villa is for sale on a property of 150 hectares. The estate includes a main structure that is 500 years old, built on Roman ruins, featuring a luxurious living room, a glass ceiling, and antique furnishings. The villa has 3 floors and is well-lit by sunlight. An adjacent building, dating back 350 years, offers 6 rooms with independent entrances and luxurious bathrooms.

The Lemon House, situated near the large pool, has an elegant bedroom and bathroom, with the possibility of constructing an additional floor. The villa boasts 11 bedrooms with private bathrooms, 2 pools, gardens, a natural forest, parking, and 2 entrances. Two ancient buildings, suitable for renovation, are present on the estate, with building permits for an additional 2000 square meters. An Italian-style garden, fountains, and a flowing water channel are located at one of the entrances.

The property includes vast meadows, forests, and a waterfall fed by an independent water source. The villa operates as a boutique hotel with a high rating. Beneath the access road, there is a medical center and a luxurious gym.

The villa is secluded on a hill overlooking the Torrite river. Just a 2-minute drive away is Castelnuovo di Garfagnana, a medieval town with high-quality shops and restaurants, known as the "Switzerland of Tuscany" for its spectacular mountains and landscapes dotted with rivers and lakes.

Castelnuovo di Garfagnana is a charming Tuscan municipality with a rich medieval history, evident in its iconic Castello di Castelnuovo. Situated amid the hills of Garfagnana and crossed by the Serchio River, the landscape offers opportunities for hiking and outdoor activities. The town preserves numerous historical buildings, including churches and medieval towers, providing a captivating journey into the past.



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The local economy is tied to agriculture and craftsmanship, with a renowned production of cheeses and cured meats. The railway station connects Castelnuovo di Garfagnana to other Tuscan cities, facilitating access. The area is characterized by cultural events, gastronomic festivals, and traditional celebrations that enrich community life.

The natural landscape of Garfagnana provides a splendid backdrop, with green hills, valleys, and rivers. The town is an ideal place to immerse oneself in history, explore local culture, and enjoy the beauty of northern Tuscany.

DISTANCES

40 km from the sea

6 km from Lake Pontecosi

15 km from the ski resort

110 km from Florence Airport

80 km from Pisa Airport

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