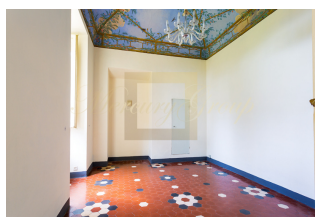




Manor Villa and farmhouse, 14 hectares land in Pistoia

Italy, Toscana

Price:	€ 1 450 000
Object type	House, Mansion, castle, estate, Golf real estate, Winery
Market	Resale
Bedrooms	12
Number of rooms	20
Land area	140000 m2
Area	1500 m2
Category	For sale



This impressive complex includes an ancient manor house and an important colonial building which is partly residential. Surrounding the manor house is the park with centuries-old trees not far from the woodland in the northernmost part while the remaining land is of various cultivations, all extended for a total area of about 14 hectares.

The villa stands in the best exposed and protected area of the property and is accessible from the municipal street via a private avenue which branches off to the villa itself until it reaches the surrounding park; the main entrance of the manor house is raised and is accessed by a stone staircase with a double ramp and balustrades. The late medieval manor house stands on two floors above ground in addition to the attic floor and the basement floor.

On the ground floor is a dining room with an adjoining kitchen and pantry, living rooms and accessory and service areas as well as a private chapel with an altar which is frescoed.

The first floor includes the bedrooms, the service areas and three adjoining south facing rooms with frescoes on the walls and ceilings; the central room provides access to the small terrace at the front.

The property is completed by the attic floor where the southern part provides adequate height for habitable rooms. The basement floor includes various rooms used as cellars, as well as three residential and local storage rooms.

The covered area of the villa is approximately 400 square meters and develops a total area between the various floors of about 1500 square meters.

The farm building has two floors above ground which for the most part are used for storage of rural equipment and a small residential part. The total area of the is about 500 square meters.

A seductive city of ancient foundation, Pistoia is a place which will amaze lovers of art and tradition. Poets and writers have exalted the charm of what they have dubbed the "city of enchanted stone", the center offers visitors the opportunity to enter a path full of churches, cloisters, palaces and monuments which revolve around a square with one of the most fascinating cathedrals in Italy. On the edge of the city are villages and fortified



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castles of striking beauty. Pistoia was proclaimed The Italian Capital of Culture in 2017 and is a city of Roman origin whose urban fabric follows the limits of the three ancient city walls. The Piazza del Duomo is still defined by the main buildings which have characterised the political and religious life of the city over the centuries: the Palazzo Comunale, the Palazzo Pretorio, the Cathedral of San Zeno, the Palazzo dei Vescovi, the Baptistery and the spectacular tower bell.

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