



**PROFITABLE REAL ESTATE -  
 MINI-HOTEL NEAR PISA (TUSCANY)**

*Italy, Toscana*

<b>Price:</b>	<b>€ 2 900 000</b>
<b>Object type</b>	House, Investment project, Hotel Apartment, Mansion, castle, estate
<b>Market</b>	Resale
<b>Reconstruction date</b>	2013
<b>Bedrooms</b>	10
<b>Number of rooms</b>	20
<b>Land area</b>	130000 m2
<b>Area</b>	800 m2
<b>Category</b>	For sale



SAN MINIATO // 800 SQM // 4 APARTMENTS // 10 BEDROOMS // 13 BATHROOMS // PROFESSIONAL KITCHEN // ANNEX // GARDEN // 32 HA PLOT // POOL

Set in the Tuscan countryside, near San Miniato, this villa offers panoramic views. Previously, the villa was a medieval castle dating back to 786 AD, known as Castrum Moriori.

San Miniato, a typical Tuscan city, stands on a hill between Pisa and Florence and, due to its position, was a very important economic and cultural center. Today, this part of Italy produces white truffle, wine and olive oil, which are in high demand.

In 2013, the castle was restored and converted into a residential complex. All Rustic Tuscan-style apartments have been renovated with quality materials such as handmade Impruneta terracotta tiles and 19th-century wood-beamed ceilings.

Layout: the entrance from the garden leads to a large hall, the floor of which is hand painted and represents the coat of arms of the estate.

Apartment No. 1: living room and kitchen with elements of Carrara marble and a working fireplace. A corridor separates the living room from the sleeping area, where there are two double bedrooms and a bathroom with shower.



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Apartment number 2. Also on the first floor there is a second apartment with a separate entrance and a private courtyard. Spacious living room with fireplace, kitchen, three double bedrooms and three spacious bathrooms.

Apartment No. 3: located on the ground floor, spacious living room with fireplace, dining room with kitchen, two double bedrooms, both with bathrooms.

Apartment 4: duplex apartment consisting of a large dining room with kitchen and fireplace, a spacious bright living room, a bathroom and two double bedrooms, each with its own bathroom. A stone staircase leads to the second attic floor, where there is an open space and two additional bathrooms.

In the basement there is a professional kitchen, a large hall with a stone ceiling, three rooms with vaulted ceilings and a reception room with a minibar and direct access to the garden. These rooms are used for conferences and ceremonies.

This income-generating property in Italy includes parking, a garden, 32 hectares of land with olive groves and forests, a fantastic infinity pool overlooking the city and a 600 sqm outbuilding that is yet to be renovated.

Situated on a hill, San Miniato is surrounded by the greenery of the Tuscan countryside and is still an important crossroad between the cities of Pisa and Florence.

San Miniato has many restored or reconstructed historical monuments that testify to its ancient roots. These include the Cathedral of Santa Maria Assunta. There are a number of celebrations and events throughout the year, such as the Collin Sunminiatsi National White Truffle Market Exhibition, a theater festival and numerous musical performances.

San Miniato, which has an important tradition of leather production in Ponte a Egola, is also famous for its white truffles, wine and oil.

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