



Carmignano

PO - Toscana

Luxury estate located in the heart of Tuscany.

€ 1.100.000

This beautifully renovated, typical Tuscan country estate, is located in the charming village Carmignano - known for its exquisite wine and the famous painting, La Visitazione, by the artist Pontormo, which is found in the town's church.

The property is completely restored, with respect for the original style, with beautiful terracotta floors, exposed ceiling beams and lots of pretty details.

The house consists of six rooms, seven bathrooms, a large kitchen and several common areas.

There is a beautiful, easily manageable garden of 2500 sqm, complete with a lovely wooden deck with a swimming pool and the most amazing panoramic view to the surrounding landscape with olive trees and wine fields.

1700	3	7	6	11	2500	300	G

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REF. NO.
CH 131

PROPERTY TYPE
Luxury Estate



GENERAL INFORMATION AND ADDITIONAL BENEFITS

The property has been thoroughly and tastefully restored, and is move in ready.

The property has great potential for vacation rentals, as it has already been a bed and breakfast.

SURROUNDING AREA

The property is located by the end of a quiet residential street in the village Carmignano. The house is cleverly positioned in a way that makes you feel like you are in the middle of the countryside, even though the town square is only 200 meters from the property. Carmignano is a small village with a number of good restaurants, a pharmacy, two bars, two pizzerie, shops and a weekly market - all centered around the town square. The village hosts several events - often related to wine and gastronomy - which attract tourists as well as Italians from the surrounding area.

Carmignano is only 20 km from Florence and 10 km from Prato. Both cities have a wide range of activities, sights, museums, shops and restaurants.

Close to the motorway A11 to Lucca, Pisa and the coast, and the A1 to Bologna, Milano and Rom.

Pisa airport is 50 minutes away and Florence Airport is only a 20 minute drive from the house.

PROPERTY INFORMATION

Location	Carmignano
Province	PO
Region	Toscana
Property type	Luxury Estate
Year built (estimated)	1700
Year restored	2005
Surface area (sqm)	2500
Living space (sqm)	300
Levels	3
Bedrooms	6
Bathrooms or half bathrooms	7
Balcony	No
Terrace	Yes
Basement	Yes
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	189
View	Olive grove, wine fields, hills
Access road to property	Paved road
Distance from main road (meters)	300
Nearest airport	Firenze
Distance to nearest airport (km)	20
Nearest grocery store (km)	0
Nearest restaurant (km)	0
Cities nearby (less than 1 hour)	Prato, Firenze, Pistoia, Lucca