



Marliana

PT - Toscana

€ 1.099.000

Gorgeous villa with infinity pool and a breathtaking panoramic view

Gorgeous, well-maintained villa located in beautiful surroundings by the village of Marliana, a short drive from the spa town of Montecatini Terme, where there are a multitude of good restaurants, shops etc.

The property consists of two apartments, and is therefore suitable for renting during periods when you are not using the place yourself.

The apartment on the first floor has two bedrooms, two bathrooms and access to a large terrace. On the ground floor there are two bedrooms, a large bathroom and access to a terrace and a small garden.

Both apartments are equipped with air conditioning and each have a living room with panoramic view as well as a kitchen. The apartments share a large pool area with a lovely pool with a view and adjacent covered terrace, outdoor kitchen and outdoor shower.



1966

2

3

4

10

6000

210

Via Giovanni XXIII, 18
50059 Vinci (FI)

Tel. +39 0571 56253

www.ChangeHome.com
RealEstate@ChangeHome.com

P.IVA & C.F.: 07041950481

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REF. NO.
CH 272

PROPERTY TYPE
Villa

GENERAL INFORMATION AND ADDITIONAL BENEFITS

The home was completely renovated in 2009, and the pool was built the same year.

The property has unbelievably inviting outdoor areas with several terraces, a small garden and a gorgeous area with a covered terrace and a beautiful infinity pool with a panoramic view.

Adjacent to the pool area, there is a separate utility room with laundry facilities and plenty of space for storing outdoor furniture, barbecue etc. when you are not using the property.

Der er installeret både solcelleanlæg og et fotovoltaisk anlæg der genererer strøm, samt et regnvandsopsamlingsystem til bl.a. vanding af haven. I begge lejligheder er der installeret gulvvarme og A/C.

Besides a rainwater harvesting system for watering the garden, a solar panel system as well as a photovoltaic system generating electricity are installed. There is underfloor heating and A/C in both apartments.

SURROUNDING AREA

The property is located in the beautiful landscape between Florence and Lucca. The location at an altitude of approximately 450 meters ensures a wonderful view of the beautiful surrounding landscape and Montecatini Alto and Florence in the distance. There there is plenty of hiking opportunities via the many marked paths and the area is also a favorite training spot for cyclists - both professionals and amateurs.

Just 1.5 km from the property lies the small town of Marliana, where you will find a small grocery store, post office, pharmacy, pizzeria, coffee shop, etc.

One of the area's best restaurants is just 500 meters from the villa, while the nearest larger town, Montecatini Terme (15 minutes by car), offers a wealth of places to eat and all other necessities.

The property is the perfect starting point for excursions to all of Tuscany, with 60 km to both Florence and Pisa, and 30 km to Lucca, and in the area there are many charming villages.

The distance to both Florence and Pisa airports is approximately one hour.

PROPERTY INFORMATION

Location	Marliana
Province	PT
Region	Toscana
Property type	Villa
Year built (estimated)	1966
Year restored	2009
Surface area (sqm)	6000
Living space (sqm)	210
Levels	2
Bedrooms	4
Bathrooms or half bathrooms	3
Balcony	Yes
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Floor heating
Energy label (EU)	
Height above sea level (meters)	460
View	Nature/hills
Access road to property	Paved road
Distance from main road (meters)	100
Nearest airport	Firenze
Distance to nearest airport (km)	40
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Montecatini Terme, Pistoia, Firenze, Lucca