

## HOME FOR SALE



Montecatini Val Di Cecina  
Montecatini Val Di Cecina,  
Pisa  
Italy

Asking Price

€1,175,000

Bedrooms **5**

Year Built **0**

Bathrooms **5**

Date Listed **04/10/2025**

Size **265 Sq M**

Listing ID **GL-1762767122**

Listed by: Toscana Houses

For more information, visit:

<https://www.globallistings.com/12040703>

## Overview

### Main Features

Type: Hospitality estate with stone farmhouses

Size: 265 sqm total + 90 sqm of accessory spaces

Apartments: 5 independent units (3 three-room, 2 two-room)

Land: 2 hectares fenced with a swimming pool

Extras: Storage, laundry, agricultural shed, electric gate

### interior Description

Nestled in the picturesque Tuscan countryside, this estate is set in a panoramic position just a few kilometers from Volterra and within easy reach of the coastal towns of Cecina and Castiglioncello. Currently used as a hospitality business, the property consists of two exposed stone farmhouses, divided into five independent apartments.

The first farmhouse (150 sqm) includes two two-room apartments (living room with kitchenette, bedroom, and bathroom) and one three-room apartment (living room with kitchenette, two bedrooms, and bathroom).

The second farmhouse (115 sqm) houses two three-room apartments, both featuring a living room with kitchenette, two bedrooms, and a bathroom. All units are on the ground floor with private outdoor spaces, independent LPG heating, and air conditioning.

The basement level includes five additional rooms totaling 90 sqm, used as technical spaces, an agricultural shed, a laundry room, and storage, providing essential space for property management.

#### Exterior Description

Set within a 2-hectare fenced park, the property enjoys a stunning natural environment with well-maintained green spaces. A 12x6-meter swimming pool sits at the heart of the garden, offering a perfect relaxation area for guests. Access is via a paved road and an electric gate, ensuring security and privacy.

With its prime location, this property is an excellent investment opportunity for those looking to develop or expand a hospitality business in Tuscany.

#### Distances

Volterra: 15 km

Cecina (beach): 25 km

Castiglioncello: 35 km

Pisa Airport: 60 km

Florence: 90 km

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