

## HOME FOR SALE



Montecatini Val Di Cecina  
Montecatini Val Di Cecina,  
Pisa  
Italy

Asking Price

€1,175,000

Bedrooms 0

Year Built 0

Bathrooms

Date Listed 04/10/2025

Size 355 Sq M

Listing ID GL-  
1762768453

Listed by: Toscana Houses

For more information, visit:

<https://www.globallistings.com/12040716>

## 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 a panoramic position in the heart of Tuscany, this estate is currently used as a hospitality business and consists of two 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 with a similar layout. All apartments

are on the ground floor, featuring independent heating with LPG, air conditioning, and a private outdoor area.

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

Surrounded by a 2-hectare fenced park, the property enjoys stunning panoramic views and an atmosphere of absolute tranquility. 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 privacy and security.

With its proximity to Volterra and the renowned coastal towns of Cecina and Castiglioncello, 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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#### Contact

#### Email

**[ercolani@toscanahouses.com](mailto:ercolani@toscanahouses.com)**

#### Phone

**+39 0578 757756**