



## VILLA FONTINE

*When tradition and renewal blend perfectly together creating a unique atmosphere in the Tuscan countryside between sea, beaches and cultural treasures.*

PRICE	EUR 770.000
SALES CATEGORY	ready to move in
DIMENSIONS	The property is composed of two buildings: one main building of approximately 275 sqm and the attached guest house of approximately 123 sqm. The garage measures approximately 54 qm. The land around is approximately 8.300 sqm.
RENTAL POTENTIAL	We are happy to provide information on how to retain the current short term rental agreement, or to discuss ways in which to add the property to other holiday rental pools.
SLEEPS	14
BEDROOMS	7

BATHROOMS 5

LOCATION GPS: 43.7727727,10.6761548  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Villa Fontine is one of the two original villas in the wide region and recognized as such on the official maps. It was constructed in 1875 in its current form and consists of 3 full fledge floors and an attic. The property has been entirely renovated in the years 2013 and 2014. All high quality finishing is present with original materials (new floors with antique tiles). However, the kitchen and bathrooms are completely to the high and modern standards.

The attached guesthouse was renovated in the year 2008 with new roof, new floors, new electricity and plumbing. It is fully equipped to serve as a family-house, but can also be rented out for short term (holiday) stays.

The pizza/bread oven is in a separate little building and holds a wood fired oven with a diameter of 2 meters. The oven is authentic, but in very good condition and works well.

The double garage was constructed in the year 2006. It has a covered terrace ideal for lunch and dining and also connected to a non-covered terrace.

The Villa is based in a quiet area near the town of Orentano. The property is accessed via a beautiful driveway of common cypress trees shared with the other half of the house. Once in front of the house, each property has its own gate that separates the

entrances to each private premises. The construction of a swimming pool is allowed, to make Villa Fontine an even more unique place to stay.

## LAYOUT

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### BEDROOMS

Main house: on the upper floors there are 5 very spacious bedrooms.  
On the back of the house there is a guest house with separate entrance where other two bedrooms are present.

### BATHROOMS

In the main villa there are 3 spacious bathrooms and other 2 renovated bathrooms are in the guest house.

### KITCHEN

A spacious new and modern, fully equipped kitchen with central island is present in the main villa. Another fully equipped kitchen with sitting table is present in the guest house.

### LIVINGROOM

The villa itself hosts at the ground floor a small dining room, 2 large livings rooms, one of them with a large working fireplace. Another living room, near the kitchen with a large functioning fireplace is present in the guest house.

### OTHER ROOMS

At the second floor of the main villa a large room for washing and heating is present. A double garage with pergola can also be used as a multipurpose room.

## FACILITIES

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### OUTSIDE

The garden is entirely fenced and could allow the construction of a swimming pool. Outside the fence





there is another portion of land belonging to the property up for sale. The garden has an irrigation system and there is also, a professional automated repellent system for mosquitoes.

## TECHNICAL

Water supply is connected via pipes to the water mains.

Heating works with two gas boilers installed in the year 2014.

Electricity is provided by the main grid.

## ENERGY

F+D

## OTHER FEATURES

## DIRECT ENVIRONMENT

Privacy is fully granted.

## PROPERTY MANAGEMENT

For more information, please go to the separate property services section of this website.

## NOTES

The asking price refers to the property in its current state, as described in this profile.

## SURROUNDING

## TRAVEL

Nearest airports are Pisa at 33 km and Florence at 58 km.

## DISTANCES

Orentano 2 km; Altopascio 6 km; Castelfranco di Sotto 16 km; Lucca 25 km, Pistoia 34 km; Pisa 33 km; Florence 58 km; Siena 134 km.





Please check this profile on our website for more pictures. Thank you.