

AUGUST

# VIA GAVINE

Tuscany

▪ SIGNATURE COLLECTION ▪

# *the* location

The rolling hills of Tuscany are known for its lush vineyards and olive groves. The land is rich and fertile, producing some of the world's best food and wine. The Chianti in particular is best enjoyed in a quaint local taverna. This property is located in the hidden hills above Montecatini Terme in the province of Pistoia.

It is ideally located right in the middle of Lucca and Florence and is considered as one of the best locations in the Northern part of Tuscany. Montecatini Terme is renowned for its culture and art. A great city that features architectural wonders which ranges from medieval to Roman times to art nouveau.

While having all the benefits of being close to Montecatini Terme, Lucca and Florence, this home offers maximum privacy being surrounded by olive tree groves with the most breathtaking panoramic views.





# *the* home

This home is a hidden gem in the heart of Tuscany, offering a unique opportunity to experience the best of Italian living. Inside, the home features four spacious bedrooms, ensuring ample space for family and guests.

The location is ideal for those seeking a balance between tranquil country living and accessibility to vibrant city amenities. A mere 10-minute drive takes you to Montecatini Terme, renowned for its thermal spas and beautiful parks. The historic city of Lucca is just 35 minutes away, offering rich cultural experiences and exquisite dining options.

One of the home's standout features is its breathtaking views over the valley, providing a serene backdrop to daily life. Whether you're enjoying a morning coffee or a sunset dinner, the vistas promise to enchant and inspire.















■ SIGNATURE COLLECTION ■

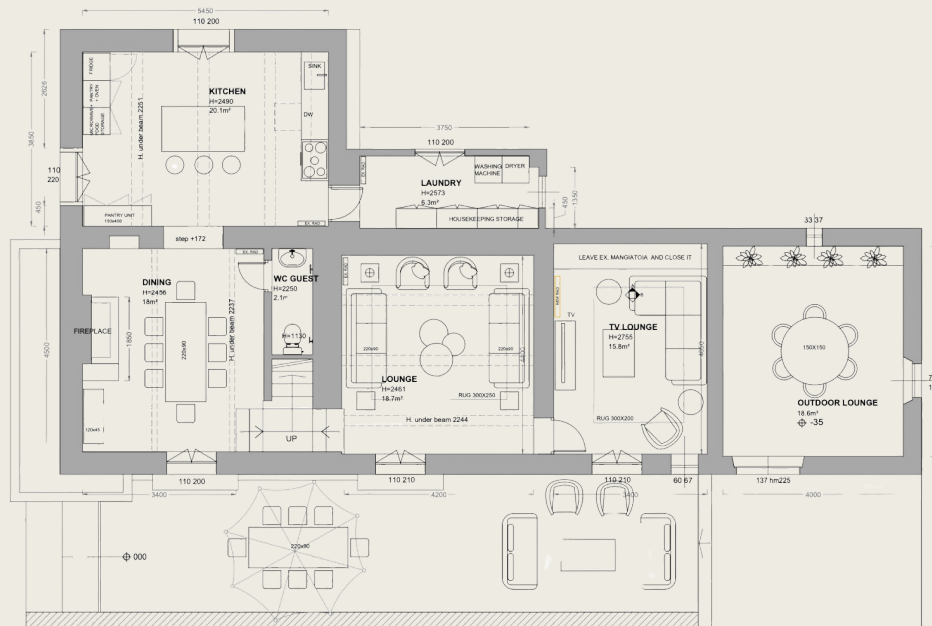






# the floorplan

Not to scale. All measurements and features shown are approximate and for illustrative purposes only.



GROUND FLOOR

## TOTAL AREA

250 sqm / 2691 sqft

## GROUND FLOOR

- Entrance
- Living room
- TV lounge
- Dining room with fireplace
- Fully-equipped kitchen with dining space
- Summer terrace with access to the pool.
- Terrace with lounge area
- Laundry room

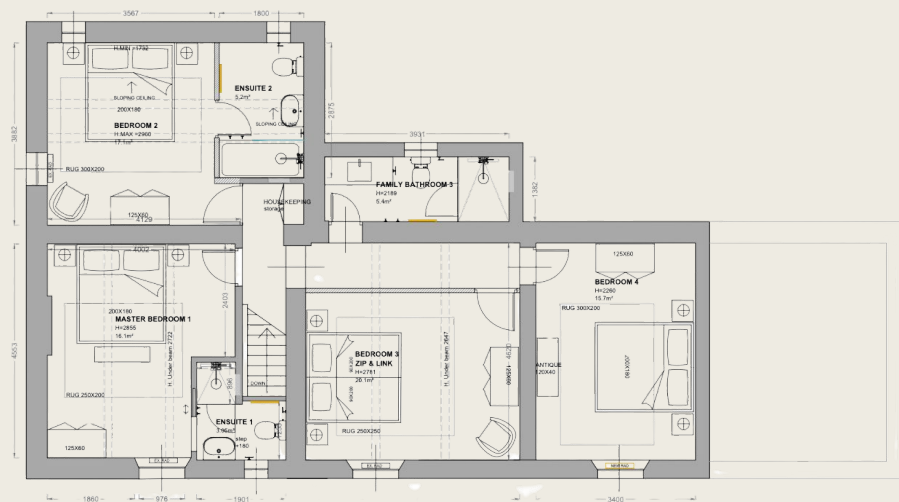


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# the floorplan

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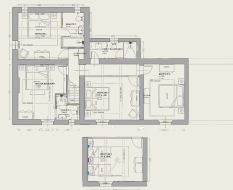
## TOTAL AREA

250 sqm / 2691 sqft

## FIRST FLOOR

- Primary bedroom ensuite
- Bedroom with super-king bed and ensuite
- Bedroom with super-king bed
- Bedroom with two single beds
- Family bathroom

FIRST FLOOR



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# Specifications

## KITCHEN & LIVING SPACE

Fully equipped kitchen

Range of local cookbooks

Marshall sound system

Smart TV

## BEDROOMS

AC in bedrooms

Hotel grade 400 thread count bed sheets

Two sets of firm and soft pillows per bed

Hotel grade mattresses

## BATHROOMS

Hairdryers in all bathrooms

Hotel grade towels (3 sizes)

## OTHER

Pool towels

Barbeque

Childrens essentials (high chair, travel cot, stair gate, cutlery)

Dogs basic kit (bowls, bed)

















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