

AUGUST

# VIA CROCI

Tuscany

▪ SIGNATURE COLLECTION ▪

# *the* location

Nestled amid the picturesque hills of Tuscany, renowned for their verdant vineyards and rolling olive groves, the Violettes Collection's Tuscan home is a testament to the region's rich agricultural heritage. Moments from the storied town of Montecatini Terme in the province of Pistoia, the home enjoys an idyllic setting between the historic cities of Lucca and Florence, widely regarded as one of northern Tuscany's finest locations.

Montecatini Terme, celebrated for its healing thermal waters and a beacon for wellbeing as one of Europe's original spa towns, rests just a stone's throw away.

Yet despite its close proximity, this Tuscan retreat offers an oasis of tranquillity, privacy and exclusivity with commanding panoramic vistas. Your invitation to connect with the timeless beauty of the Tuscan countryside.





# *the* home

Nestled within the scenic Tuscan landscape, this captivating five-bedroom residence stands out as a testament to refined Italian living. Boasting an uncommonly spacious layout for a Signature August farmhouse—typically featuring four bedrooms—this home comfortably accommodates up to ten adults, offering ample hosting space for memorable gatherings.

Inside, natural light pours into the dining and living areas through expansive picture windows, framing picturesque hillside panoramas. The interior design of the home exudes Italian elegance, layered with

luxurious linens and details such as marble finishes and grand fireplaces, fostering a welcoming retreat in which to unwind.

Outside, amidst the fragrant olive groves, there's generous room for al fresco gatherings, setting the stage for unforgettable moments with loved ones. This outdoor oasis also features a sizable swimming pool as its centerpiece, promising endless summers of enjoyment. Impressive, authentic, romantic. This Tuscan abode is destined to be cherished for generations to come.

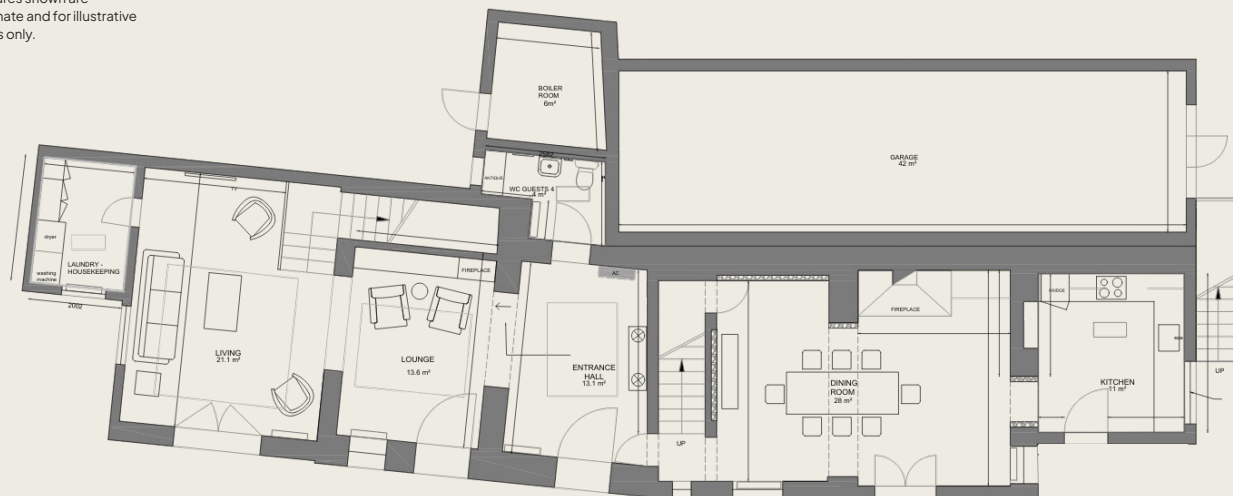
**You can discover more about this home on our magazine [here](#).**





# the floorplan

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



GROUND FLOOR

## TOTAL AREA

- 284 sqm – 3,056.95 sqft
- 21,053 sqm of land
- 350 olive trees

## GROUND FLOOR

- Entrance
- Large dining room with fireplace
- Kitchen
- Guest toilet
- Lounge with fireplace
- Living room with Smart TV
- Laundry room

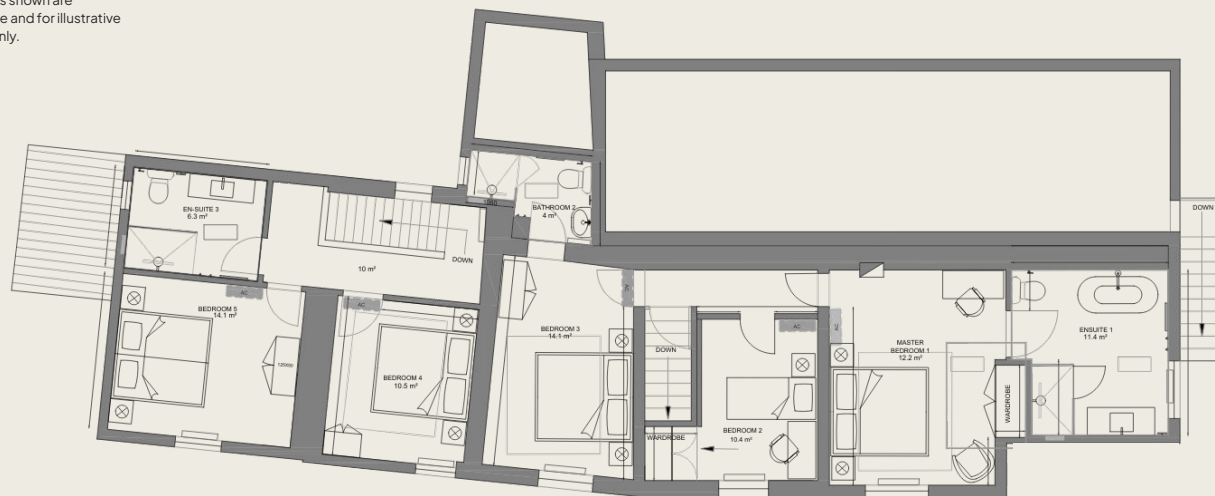


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FIRST FLOOR

## TOTAL AREA

- 284 sqm – 3,056.95 sqft
- 21,053 sqm of land
- 350 olive trees

## FIRST FLOOR

- Primary bedroom with en-suite bathroom
- Single bedroom
- Double bedroom with en-suite shower room
- Two further double bedrooms
- Large family bathroom

## OUTDOOR

- Covering dining area with panoramic views
- Pizza oven and barbecue
- Swimming pool surrounded by greenery with panoramic views across the Tuscan hills



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# Specifications

## KITCHEN

Fully-equipped kitchen with all appliances

Range of local cookbooks

Cocktail set and bar

## BEDROOMS

Smart TVs in lounge area

Hotel grade bed sheets & towels

Two sets of hard and soft pillows per bed

## BATHROOMS

Hairdryers in all bathrooms

## OTHER

Pool towels

Games and books

Marshall sound system speakers

Covered car park

Outdoor double pizza oven

Barbecue

Covered outdoor dining area

Exterior wet bar by pool area

Dogs basic kit (bowls, bed)









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