

Homestead a Abetone Cutigliano

€ 505.000

Ref. 2064



395 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 10

HOUSE OF WILD PEPOLINO - Mountain Farmhouse with Panoramic Views

Property for sale exclusively with another agency.

Welcome to the Casa del Pepolino Selvatico, a charming 19th century mountain farmhouse located at 1000 metres above sea level in the charming municipality of Abetone and Cutigliano, a few kilometres from the picturesque village of Melo, the medieval village of Cutigliano and 4 km from the ski slopes.

A beautiful 19th-century mountain house with exposed stonework, and a flat garden furnished and partly paved with stone, a "basin" with steps arranged in an amphitheater completely filled with grass with blue hydrangeas growing alongside.

Down below, the view of the Tuscan hills. Imagine, on clear days, you can even see the Tyrrhenian Sea and the island of Elba.

The arrival is a fascinating experience: a road paved with MacAdam stone (which includes the installation of a new ecological and bio pavement) winds through the beech woods to a charming square paved with ancient stones.

From here, a breathtaking view opens up over the flat garden, framed by blue hydrangeas and meadows dotted with wild pepolino, an aromatic variety of mountain oregano.

The atmosphere of this farmhouse immediately captures your attention, with its evocative surrounding woods, ancient mule tracks, and charming stone houses, expertly renovated with attention to detail. When I first walked through the doors of this home, I knew it was the perfect place.

Welcomed kindly by the owners, I had the pleasure of exploring this house that tells stories both ancient and modern at the same time.

The renovation, passionately overseen by the owner in 2010, preserved the authenticity and warmth of this mountain home while introducing practical and functional elements, ensuring a welcoming and comfortable environment.

The owner tells me that the house embodies the typical archetype of mountain farmhouses in the municipalities of Abetone and Cutigliano: a basic 10x20-meter structure, solid and welcoming. The cyclopean stone walls, elegantly plastered on the inside, support the structure with sturdiness.

The thoughtfully arranged rooms offer ample space and a harmonious layout. The ceilings, adorned with beams, tiles, and planks, envelop the spaces with a sense of protection and warmth. The atmosphere is enhanced by fireplaces, the charm of the stone walls, the smooth wood of the floors and ceilings, and the masterful wrought iron; all of this creates a sense of authenticity and belonging.

He carefully advises me about the choice of wood floors, which I wanted throughout the house: they were installed by hand, deliberately uneven, and their slight creaking sound conveys the rustic character that only a handmade floor can offer. He also assures me that they are easy to clean.

The roof, a 200-year-old gem, proudly displays its wooden structure and slate covering, ensuring strength and protection. Although the boards have been replaced, the original character has been preserved, and the roof has been properly insulated.

The ground floor accommodates the living spaces, with a bright dining room, a cozy living room with a fireplace, a fully equipped kitchen, and a relaxation area. The carefully hand-laid wooden floors add a touch of rusticity and character, conveying a sense of warmth and familiarity. The upper floor features three spacious attic bedrooms, two spacious bathrooms, and a home theater, complete with high-speed internet connection.

Outside, the garden offers a pleasant and well-maintained space, enhanced by an ancient well and a small building used as a storage room. With the option of installing an in-ground pool overlooking the valley, the garden becomes an oasis of relaxation and recreation, surrounded by 25,000 square meters of meadows and woods, home to wild pepolino, a rich variety of flora and fauna typical of the Tuscan mountains.

A unique feature of this property is its versatility: it can be purchased both as a farm dedicated to the cultivation of blue hydrangeas, managed with

Easy for owners, both as a residential property (urbanization fees apply). Furthermore, the surrounding area offers opportunities for mycorrhization and the production of prized black truffles.

From an energy perspective, the house offers optimal comfort with manageable costs (for a first residence): heating and hot water production are guaranteed with an annual pellet consumption of between €1,800 and €1,900, while energy costs for electricity and water amount to approximately €1,100 and €400 per year, respectively.

Situated in a picturesque mountain setting with splendid views of the valleys, the area offers numerous tourist attractions, including agritourism farms and mountain huts. Conveniently located within easy reach of shops, schools, and essential services, this home is the ideal retreat for those seeking a balance between rural tranquility and urban accessibility.

The house is: 900 meters from Melo and its shop, 6 km from Cutigliano and 4 km from the ski and downhill slopes of Doganaccia where there is also a very fast funbob track, 45 km from Pistoia, 85 from Florence, an hour's drive from the sea, the schools are in Cutigliano, the motorways are in Pistoia and the airport

The international one is in Florence and Pisa, the nearest hospital is in Pistoia.

Energy class: F - EP glnr: 142.30 kwh/m2 year.

Don't miss the opportunity to live in this charming mountain farmhouse!

For further information and viewings, please do not hesitate to contact us at 347/3225117.

Property Informations

Zip Code: 51021

Bedrooms: 3

Bathrooms: 3

Rooms: 10

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 2

Age Construction: 1800

Current Status: Free to the contract

Garden: Private, 4.000 sq.m

Kitchen: Regular Kitchen

Box: Single, 20 sq.m

Features

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar

Fireplace

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

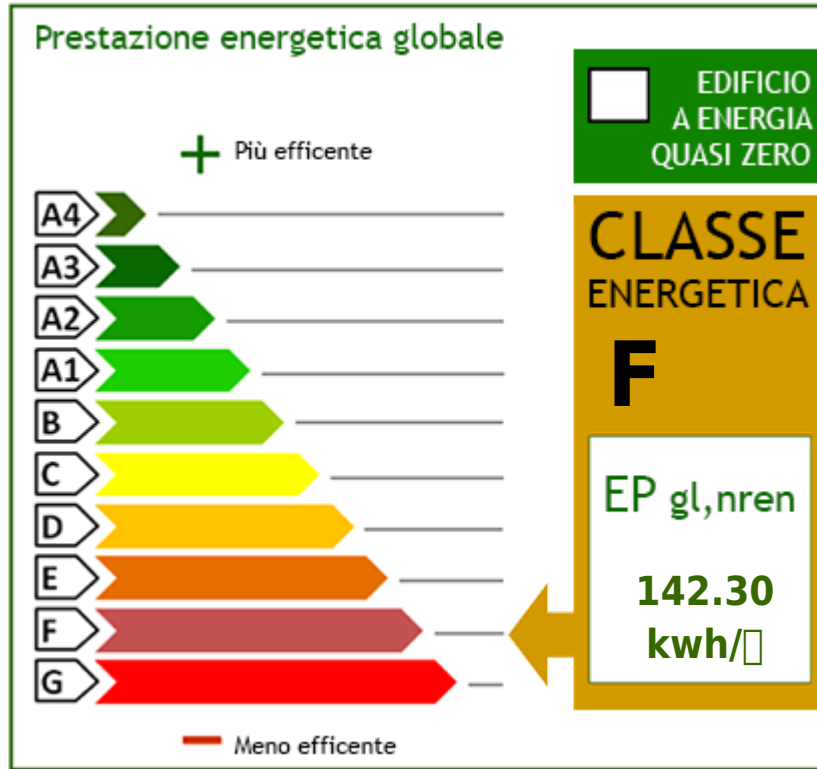
Shutters

Nearby

Bike Lanes

Public Transport

Cafe





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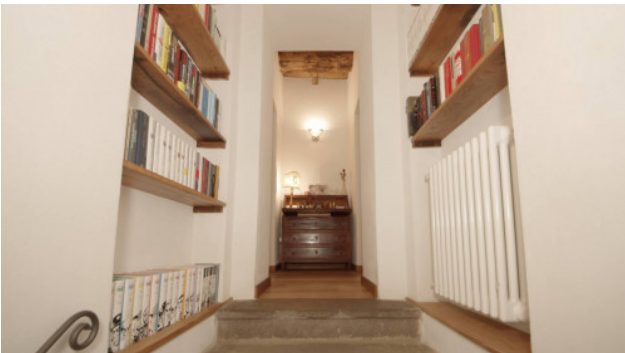
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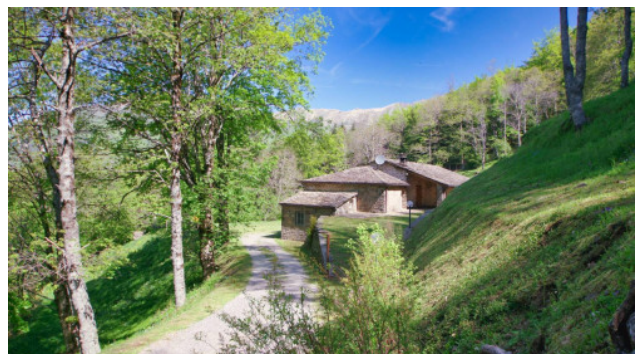
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