

# Homestead a Abetone Cutigliano

## € 510.000

### Ref. 2064



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

**CASA DEL PEPOLINO SELVATICO - Farmhouse in the Mountains with Panoramic View**

Welcome to Casa del Pepolino Selvatico, an enchanting 19th century mountain farmhouse located at an altitude of 1000 meters above sea level in the charming municipality of Abetone and Cutigliano, a few kilometers 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 stone, and a furnished flat garden partly paved in stone, a stepped "basin" arranged like an amphitheater all full of grass with the cultivation of blue hydrangeas next to it.

Downstream the panorama of the Tuscan hills. Just think that when the sky is clear you can also see the Tyrrhenian Sea and the island of Elba.

The arrival is a fascinating experience: a road paved in MacAdam stone (which includes the laying of a new ecological and bio paving) winds through the beech woods up to a suggestive square paved with ancient stones.

From here, a breathtaking view opens onto the flat garden, framed by blue hydrangeas and lawns dotted with Pepolino Selvatico, an aromatic variety of mountain oregano.

The atmosphere of this farmhouse immediately captures attention, with its suggestive surrounding woods, the ancient mule tracks and the charming stone houses, renovated with skill and love for detail. When I crossed the threshold of this home for the first time, I was certain that it was the perfect place.

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

The renovation, carried out with passion by the owner in 2010, has preserved the authenticity and warmth of this mountain home, while introducing practical and functional elements, guaranteeing a welcoming and comfortable environment.

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

The rooms, wisely arranged, offer sufficient space and a harmonious layout. The ceilings, adorned with beams, tiles and boards, envelop the rooms with a sense of protection and warmth. The atmosphere is enriched by the fireplaces, by the charm of the stone walls, by the smooth wood of the floors and ceilings, and by the mastery of the worked iron; all this creates a feeling of authenticity and belonging. He carefully warns me about the choice of wooden floors, which I wanted throughout the house: they were laid by hand, deliberately irregular, and their light creaking conveys the rustic character that

only a handmade floor can offer. Furthermore, he assures me that they are also practical to clean.

The roof, a 200-year-old jewel, proudly displays its wooden structure and slate roofing, guaranteeing solidity and protection. Although the boards have been replaced, the original character has been preserved, and the roof has been appropriately insulated.

The ground floor houses the spaces dedicated to daily life, with a bright dining room, a welcoming living room with fireplace, an equipped kitchen and a sitting room reserved for moments of relaxation. The wooden floors, laid by hand with artisanal care, add a touch of rusticity and character, conveying a sense of warmth and familiarity. The upper floor houses three large attic bedrooms, two spacious bathrooms and a room dedicated to home cinema, complete with high-speed internet connection.

Outside, the garden offers a pleasant and well-kept space, enriched by an ancient well and a small building used as a storage room. With the possibility of installing an in-ground swimming pool overlooking the valley, the garden becomes an oasis of relaxation and leisure, surrounded by meadows and woods that extend for 25,000 square metres, where the Wild Pepolino grows, rich in flora and fauna typical of the Tuscan mountain.

A unique feature of this property is its versatility: it can be purchased both as a farm dedicated to the cultivation of blue hydrangeas, easily managed by the owners, and as a civil residence. Furthermore, the surrounding area offers opportunities for mycorrhization and the production of prized black truffles.

From an energy point of view, the house offers optimal comfort with manageable costs (in the case of a first home with residence): heating and hot water production are guaranteed with an annual pellet consumption of between €1800 and €1900, while energy costs for

electricity and water amount to approximately €1100 and €400 per year respectively.

Located in a picturesque mountain environment, with splendid views of the valleys, the area offers numerous tourist attractions, including farmhouses and alpine refuges. With a strategic location a short distance from shops, schools and essential services, this home represents 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 Doganaccia ski and downhill slopes where there is also a very fast funbob slope, 45 km from Pistoia, 85 from Florence, a hour's drive from the sea, the schools are in Cutigliano, the motorways are in Pistoia and the international airport 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 visits, do not hesitate to contact us on 347/3225117.

## Property Informations

<b>Zip Code:</b> 51021	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 3	<b>Rooms:</b> 10
<b>State of Preservation:</b> Excellent	<b>Level:</b> Multi-Storey
<b>Total Floor:</b> 2	<b>Age Construction:</b> 1800
<b>Current Status:</b> Free to the contract	<b>Garden:</b> Private, 4.000 sq.m
<b>Kitchen:</b> Regular Kitchen	<b>Box:</b> Single, 20 sq.m

## Features

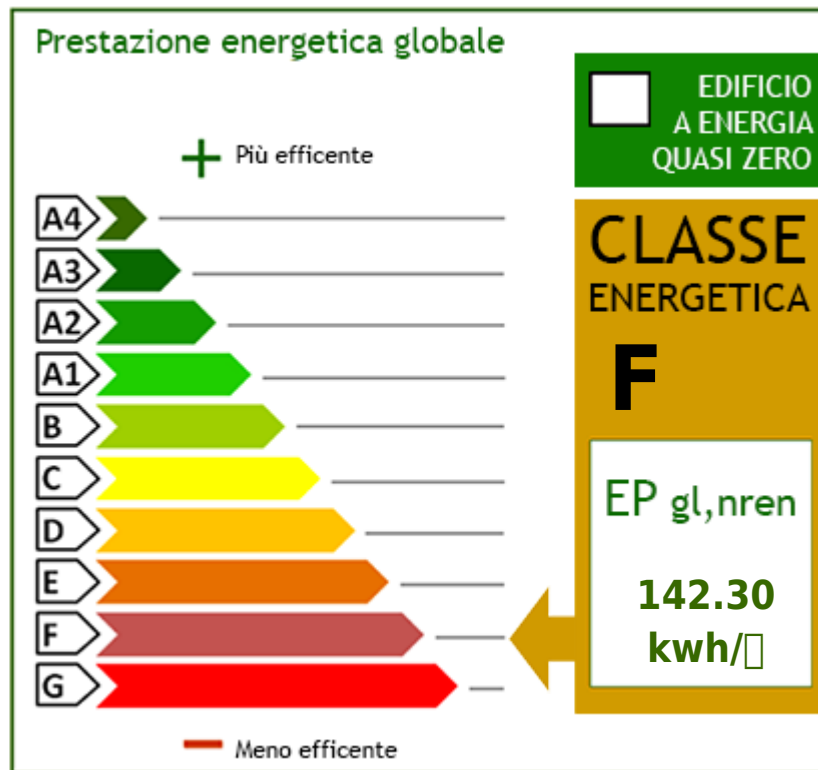
Tv Antenna: Autonomous	Tv SAT: Autonomous	Closet
ADSL Coverage	Cellar	Fireplace
Parquet	Telephone System	Wiring: By Law
Shower	Wooden Window Frames	Shutters

## Nearby

Bike Lanes

Public Transport

Cafe







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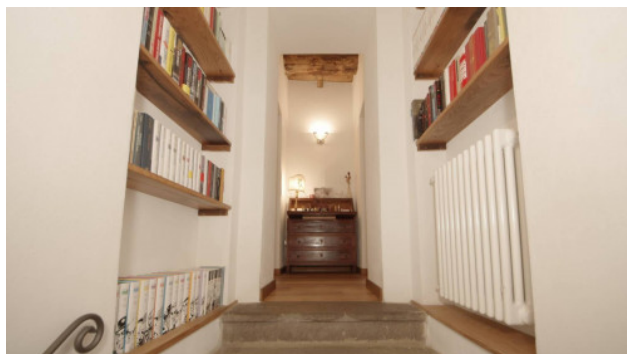




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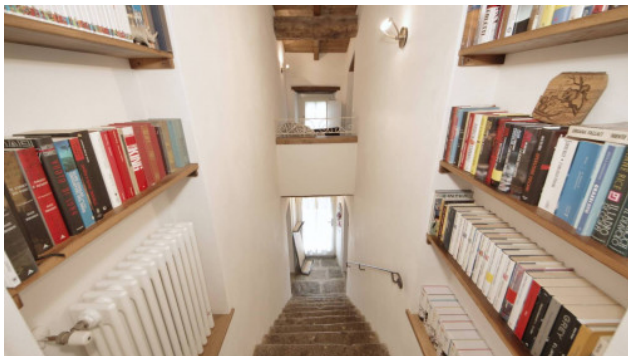
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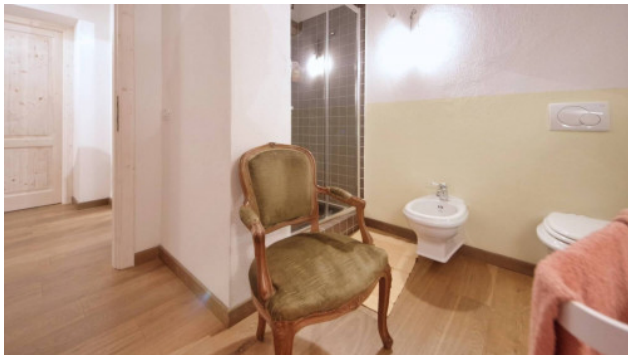
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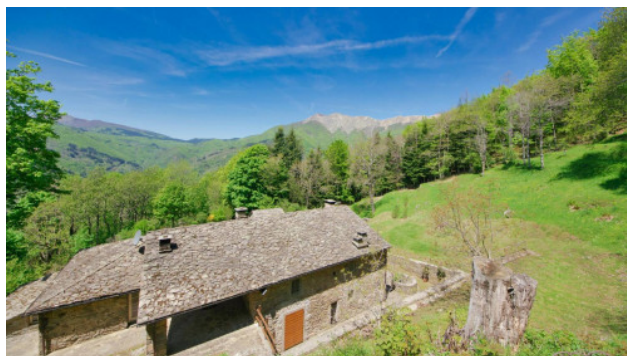
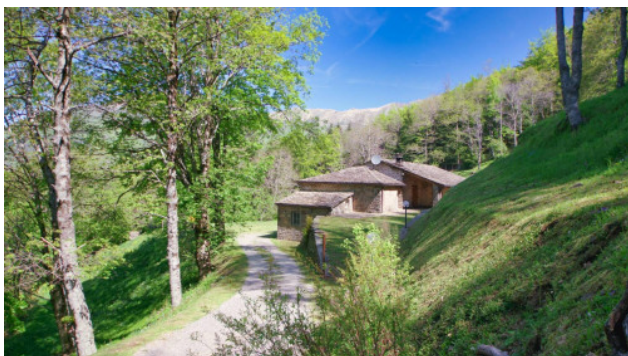
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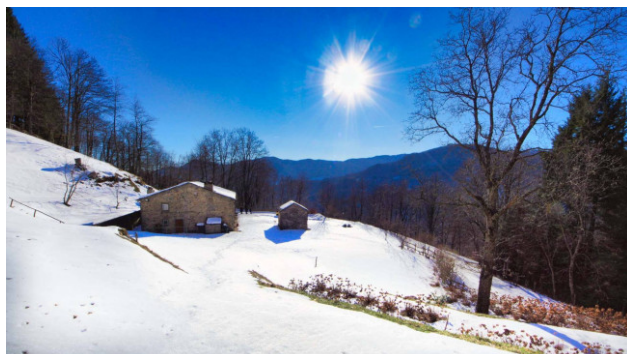
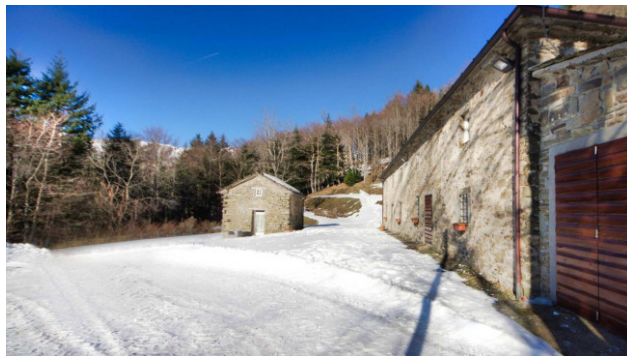




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