



Ref. code 868 - VILLA GARZONI PINOCCHIO

EUR 19.000.000,00

COLLODI'S VILLA GARZONI PINOCCHIO FOR SALE. PERIOD MANOR VILLA TUSCANY

Pescia - Pistoia - Tuscany

www.romolini.co.uk/en/868



Area: 5491 mq

Land: 12 ha

Bedrooms: 38

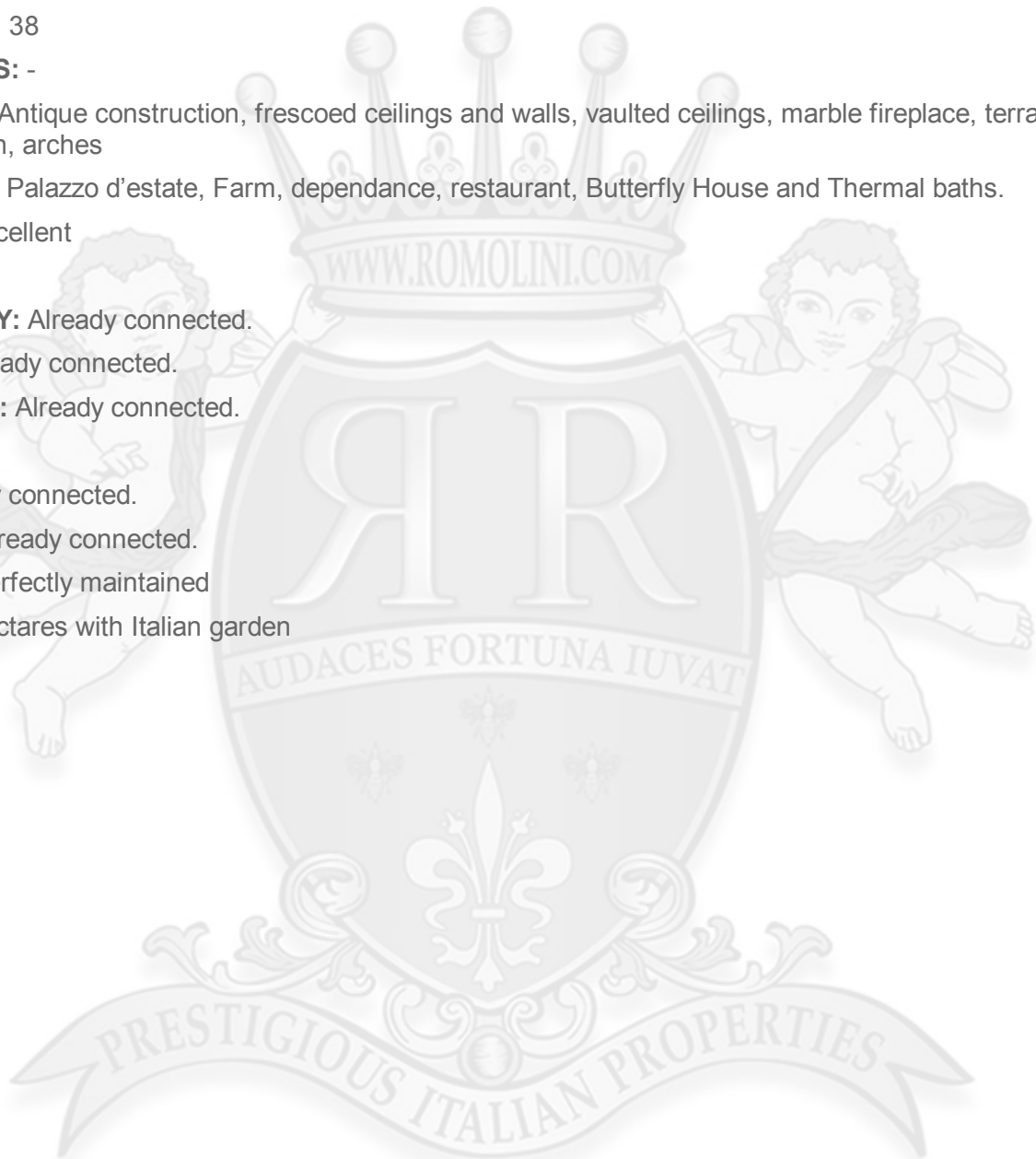
Bathrooms: -

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- **REF. CODE:** 868
- **TYPE:** Historical villa.
- **CONDITION:** Habitable
- **POSITION:** Dominating, panoramic
- **MUNICIPALITY:** Pescia
- **PROVINCE:** Pistoia
- **REGION:** Tuscany
- **SIZE:** 5491 square metres (59106 square feet)
- **TOT. N° OF ROOMS:** -
- **BEDROOMS:** 38
- **BATHROOMS:** -
- **FEATURES:** Antique construction, frescoed ceilings and walls, vaulted ceilings, marble fireplace, terracotta flooring, porch, arches
- **ANNEX:** Yes: Palazzo d'estate, Farm, dependance, restaurant, Butterfly House and Thermal baths.
- **ACCESS:** Excellent
- **POOL:** No.
- **ELECTRICITY:** Already connected.
- **WATER:** Already connected.
- **TELEPHONE:** Already connected.
- **ADSL:** yes
- **GAS:** Already connected.
- **HEATING:** Already connected.
- **GARDEN:** Perfectly maintained
- **LAND:** 12 hectares with Italian garden



DESCRIPTION

In the heart of Collodi, ancient medieval hamlet dating back to 1100, magnificent villa dating back to XIV Century, placed in a dominating and panoramic position.

The park, impressive and luxuriant and with a symmetrical structure, has been designed by the father of Carlo Lorenzini (better known as "Collodi", who decided to set here his most famous work: Pinocchio). The park was developed in 1600 and enriched with labyrinths, statues, staircases and small fountains.

The property is composed of many buildings, described as follows.

Noble villa

With a surface of 3032 square metres, is disposed on five staggered levels and has access from a monumental staircase.

The structure has a south-exposition and is composed of frescoed rooms with typical rococò elements like plasters and typical paintings of the epoch.

The villa has been recently partially restored and the structure has been secured. The panoramic position offers an incredible view.

Palazzo d'estate

The building extends for 624 square metres and is placed on the northern side of the villa. It has been designed by Architect Diodati. It has a typical coverage with a terrace, balustrades and mosaics.

Farm

With access from the garden and from outside, it has a total surface of 562 square metres. It is disposed on three levels and has an internal courtyard as well as a small private garden.

Restaurant

This building has been recently restored, is disposed on two floor and has a total surface of 248 square metres. Dependence It has a total surface of 527 square metres and has a reception room for the visitors of the "Butterfly house".

Butterfly House

Recently restored, it has a total surface of 411 square metres, has a crystal structure placed on stone, reproducing the typical habitat of butterflies.

Thermal bath

With a former spa of 87 square metres with frescoed walls. In the upper side of the property there are some stages where once the orchestras used to play.

The complex includes also 12 hectares of land with woodland and olive grove with 70 trees.

The property has accommodate, during the centuries, people like Ferdinando d'Austria, Anna de' Medici and Napoleone Bonaparte.

There is a project to convert this complex into a fascinating Relais & Chateau.

Classe Energetica:G

Ipe: In corso di definizione

