

Cutigliano – Toscana

# Montagna Pistoiese - the summit villa with garden and garage with panoramic views

Property ID: IT242941270



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**PURCHASE PRICE: 150.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 5**

Property ID: IT242941270 - 51024 Cutigliano – Toscana

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

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## At a glance

Property ID	IT242941270	Purchase Price	150.000 EUR
Living Space	ca. 80 m <sup>2</sup>	Commission	Subject to commission
Available from	According to the arrangement	Total Space	ca. 106 m <sup>2</sup>
Rooms	5	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace, Fireplace
Bathrooms	1		
Year of construction	1985		
Type of parking	2 x Other		

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## Energy Data

Power Source Oil



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## The property





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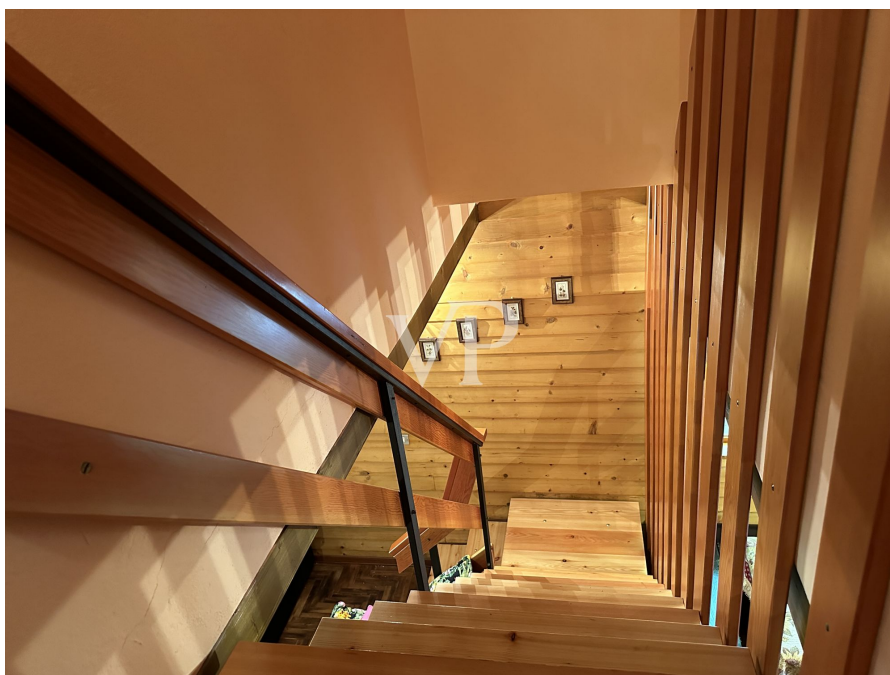
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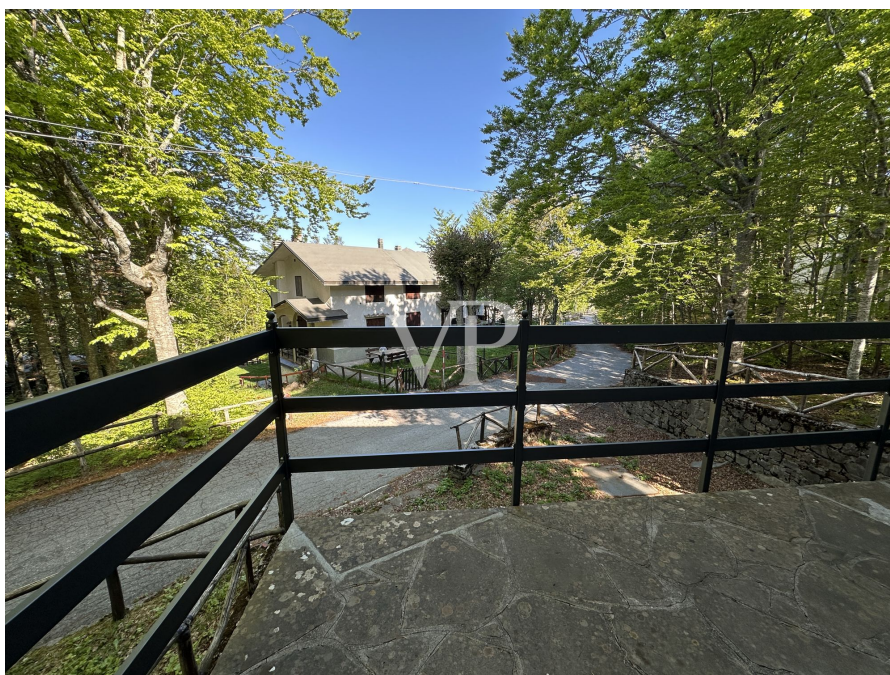
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## A first impression

Doganaccia - Mountain Style Semi-Detached Villa with Panoramic Views of the Pistoia Apennines within walking distance of the slopes. Immerse yourself in the warm and welcoming atmosphere of this semi-detached cottage, independent on three sides, located in the heart of the mountains. The exterior structure, finished in stone, and the interior enriched with solid wood, offer a typical mountain setting, perfect for those seeking a haven of peace and beauty. The large living room, dominated by a striking open fireplace, invites moments of relaxation with family or friends. The adjacent dining area and kitchenette, equipped with induction stoves, complete a convivial and functional space. The veranda, which extends on two sides of the house, and the terrace offer breathtaking views of the peaks of the Pistoia Apennines, making every moment spent outdoors a unique experience. On the second floor, two large double bedrooms ensure peaceful nights, while the windowed bathroom with spacious shower offers the ultimate in comfort. The property is complemented by an internally connected garage, which also houses a very efficient oil-fired boiler. This additional space is ideal for storing sports equipment and wood for the fireplace. The private garden of about 200 square meters, with parking space, represents an oasis of tranquility, perfect for enjoying the greenery in privacy. Don't miss the opportunity to live in a home that combines tradition and modern comfort in an unparalleled natural setting. Contact us for more information and to book a visit!

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## All about the location

Doganaccia, a high-altitude hamlet in the municipality of Cutigliano, is an ideal choice for those looking for a home in the mountains that offers both tranquility and opportunities for outdoor activities. Here's why you should consider buying a property in this beautiful location:

- \*\*Incontaminated Nature and Breathtaking Landscapes\*\*:** La Doganaccia is surrounded by the majestic peaks of the Pistoia Apennines, offering breathtaking panoramic views and an unspoiled natural environment. Every day you can enjoy spectacular sunrises and sunsets, surrounded by the beauty of nature.
- \*\*Year-round Outdoor Activities\*\*:** Whether you're an avid skier, snowboarder, hiker, mountain biker, or simple nature walker, Doganaccia offers a wide range of outdoor activities for all seasons. Well-maintained ski slopes and hiking trails are at your fingertips, ensuring exciting adventures year-round.
- \*\*Tranquility and Relaxation\*\*:** Far from the hustle and bustle of city life, Doganaccia offers an oasis of peace and tranquility. It is the perfect place to relax and rejuvenate, away from everyday stress.
- \*\*Welcoming Community\*\*:** Doganaccia features a warm and welcoming local community. Here, you will find a friendly environment where it is easy to blend in and feel at home.
- \*\*Tradition and Culture\*\*:** The area is rich in history and tradition, with cultural events and local festivals offering a taste of authentic Tuscan life. Living at Doganaccia also means immersing yourself in a fascinating, centuries-old culture.
- \*\*Optimal Accessibility\*\*:** Despite its mountainous location, Doganaccia is easily accessible from major Tuscan cities. It is the ideal place for those who want a second home in the mountains without sacrificing the convenience of quick and easy connections.
- \*\*Safe Investment\*\*:** Doganaccia's growing popularity as a tourist and residential destination makes buying a home here a safe and profitable investment. Demand for mountain properties continues to grow, ensuring a good return on investment. Buying a home at Doganaccia means choosing quality living, immersed in nature and culture, with countless opportunities for recreation and relaxation. Don't miss the opportunity to discover all that this beautiful location has to offer! ---

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1 Milan  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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