

for sale in San Marcello Piteglio

€ 690.000

Ref. 1265



900 sq.m. | Bathrooms: 13 | Bedrooms: 10 | Rooms: 30

EXCLUSIVE PROPERTY

a few kilometers from the Abetone ski area and the Doganaccia ski area in the Cutigliano area.

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

A beautiful agritourism complex with a well-established business, well-known among those who frequent the Pistoia Mountains, both in winter for skiers and in summer for those who enjoy unforgettable moments trekking and mountain biking. The agricultural property is very close to the ski slopes of Abetone and Cutigliano and extends over approximately 41 hectares with plots of land located a short distance from each other in the aforementioned municipalities. The land, located in the municipality of San Marcello/Piteglio, comprises a beautiful farmhouse of approximately 540 square meters with a nearby two-story annex of approximately 50 square meters, a woodshed of approximately 40 square meters, a warehouse of approximately 36 square meters, a shed of approximately 57 square meters, and a panoramic swimming pool of approximately 90 square meters. The structure presents itself as a classic Tuscan farmhouse with exposed stone walls and ceilings with wooden beams and rafters. The farmhouse has 10 guest rooms, all with private bathrooms and each one unique. There is a restaurant with a fully equipped kitchen and dining rooms with the option of outdoor dining. We are in an area with natural features truly appreciated by visitors for their tranquility and evocative scenery. A short

distance from the agriturismo, in an easily accessible location, is a two-story building where livestock farming and processing of cultivated produce can be carried out. The building is approximately 250 square meters and adjacent to it are various outbuildings such as chicken coops, a stable, a manure heap, and a pigsty, totaling 52 square meters. This part of the property falls within the municipality of Abetone/Cutigliano. Even today, if managed with care and professionalism, this farm can still provide a good source of income for a family with a willingness to work and commit to providing a high-quality tourist service. All the structures are in good condition and efficient enough to carry out the work for which they are designed. There are also some ruined buildings that could be restored and dedicated to the further development of the farm.

We are available to provide documents and further information.

THE PRICE IS NEGOTIABLE.

Certification

Energy Class: G

Features

Code: 1265	Reason: Sale
Address: il volpino	Zip Code: 51028
Municipality: San Marcello Piteglio	Total Square Meters: 900 sq.m.
Bedrooms: 10	Bathrooms: 13
Rooms: 30	State of Preservation: Good
: 10	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Age Construction: 1997	Current Status: Free to the deed
Garden: Private, 410.000 sq.m.	Kitchen: Present
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Fireplace	Parquet
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Municipal Offices







