

for sale in Civitella Paganico

€ 790.000

Ref. 1300



650 sq.m. | Bathrooms: 6 | Bedrooms: 8 | Rooms: 19

For privacy reasons, the address and pointer in the map are purely indicative and do not correspond exactly to the location of the property.

Agricultural company with farmhouse in a beautiful and pleasantly isolated setting in the middle of Tuscan nature, located in Civitella Paganico in a strategic position near the Grosseto - Siena - Florence highway, about 30 km from the sea, near Etruscan spa resorts, a short distance from medieval villages of the Maremma, and at the center of the famous Maremma wine routes (Brunello di Montalcino, Montegio, Morellino di Scansano and Montecucco).

The farmhouse is made up of two main buildings for a total of 650 m2.

The main farmhouse, approximately 450 m2, is spread over 3 floors: on the ground floor the owners' apartment consisting of 6 rooms plus the bathroom. The apartment also partly extends to the first floor, reachable via an internal stone staircase, where there are two bedrooms and a second bathroom.

The remaining part of the farmhouse is made up of four apartments intended for guests of the farmhouse.

On the first floor apartment with kitchen, two bathrooms and two bedrooms. It can accommodate up to 6 people.

The second floor is divided into 3 apartments:

- Apartment with kitchen, bathroom and bedroom for three people and a small balcony;
- Apartment with kitchen, bathroom and dressing room and double bedroom. Balcony;
- Apartment with kitchen, bathroom and dressing room, double bedroom and a walk-through room with two single beds that can be transformed into a double bed.

On the ground floor, a wood-burning fireplace-boiler capable of heating the entire farmhouse was recently built. The building is also equipped with two autonomous LPG boilers: the first heats the ground floor and the first floor while the second manages the three apartments located on the second floor. The building also has a 400 liter hot water storage tank.

In the main building there is a centralized extraction system.

Another building was recently built on the farm, measuring approximately 200 m2 with 40 m2 of porch used partly as laboratories and partly as a tasting room with kitchen.

There are two other sheds, numerous sheds and other unused volumes can be recovered.

The land is approximately 18 ha and is occupied by approximately 150 olive trees, 0.4 ha of vineyard, 4 ha of forest, a strip used for reforestation and the remaining part is arable land. The land has been organically managed for over 20 years.

Approximately 4 hectares of land are occupied by natural and partly cultivated truffle grounds.

The company is equipped with agricultural equipment: a Massey Ferguson crawler tractor, morgan, subsoiler, an old plow and various equipment.

THE COMPANY IS ACTIVE AND IN EXCELLENT HEALTH. IT IS SOLD WITH GATES CLOSED WITH ALL THE FURNISHINGS AND EQUIPMENT TO RUN THE FUND ONLY FOR FAMILY REASONS AND THE AGE OF THE OWNERS.

Certification

Energy Class: G

Features

Code: 1300	Reason: Sale
Address: Strada Vicinale del Noci	Zip Code: 58045
Municipality: Civitella Paganico	Total Square Meters: 650 sq.m.
Bedrooms: 8	Bathrooms: 6
Rooms: 19	State of Preservation: Excellent
: 10	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 180.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

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

Shopping Centers

Municipal Offices





