

for sale in Magliano in Toscana Montiano € 495.000 Ref. 1318



1.195 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 16

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.

Farm located in Montiano, northwest of the center of the municipal seat of Magliano in Toscana, approximately 10 km away. The town sits atop a hill overlooking the provincial road leading to Grosseto. Following a gravel road shared with another property, after a few hundred meters, you reach the entrance to the private road that leads to the farmyard in front of the main building, mostly used for residential purposes. The farm complex comprises several buildings related to the activity, such as pigsty/henhouse, oven, shed, two stables, and two barns. The main building is on two levels above ground and comprises a separate apartment of approximately 50 square meters on the ground floor, comprising a kitchen/dining room, bedroom, hallway, and bathroom; warehouse rooms of approximately 52 m², cellar room of approximately 22 m², garage of approximately 32 m²; on the first floor of approximately 124 m², accessible via an external staircase, there is a large dining area overlooking the kitchen, living room, three bedrooms, and bathroom. Surrounding the building is a large courtyard of approximately 4,200 m² which groups together most of the outbuildings serving the company. Near this property are the pigsty of approximately 16 m², a chicken coop of approximately 13 m², a sheet metal shed of approximately 9 m², a short distance away is the brick oven of approximately 13 m², a garage of approximately 19.50 m² consisting of a galvanized sheet metal structure, a large building consisting of a stable of

approximately 146 m2, a barn of approximately 107 m2, stables of approximately 196 m2, and a milk room of approximately 11 m2. Not far from this complex in the highest part we find the last recently constructed building consisting of a large A stable with an adjacent barn measuring approximately 358 square meters and a courtyard measuring approximately 550 square meters. The approximately 9 hectares of land are mostly arable. The favorable geographic location from all perspectives allows the farm to operate with new, profitable business projects, such as the planting of new, high-quality vineyards, highly valued by domestic and international markets. The farm is in good condition and has great development potential. With some renovations, the residential building could accommodate the housing needs of two or more families, even by repurposing some rooms currently used as a storage room and cellar. THE PRICE IS NEGOTIABLE IN THE AGENCY.

Certification

Energy Class: G

Features

Code: 1318	Reason: Sale
Address: apparita	Zip Code: 58051
Municipality: Magliano in Toscana	Zona: Montiano
Total Square Meters: 1.195 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 16
State of Preservation: Discreet	: 10
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 90.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Closet	ADSL Coverage
Cellar	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Aluminum 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	





