

for sale in San Miniato

€ 2.450.000

Ref. 1337



1.500 sq.m. | Bathrooms: 9 | Bedrooms: 14 | Rooms: 30

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This is a fascinating and ancient village, which was built in different eras and not known with certainty; it is thought that the main house (now the "villa") was the original farmhouse in the eighteenth century, while the other buildings were added later.

The village is made up of 6 buildings:

1. THE VILLA:

about 500 square meters built from scratch by the current owners between 2010 and 2012. Formally it was a renovation but in fact only the external walls were maintained; everything else starting from the foundations is new. Here is a modern two-story villa, built in the purest Tuscan style (all suppliers and labor were sourced at KM zero), with an earthquake-proof structure in reinforced concrete, double-insulated walls and latest-generation systems: underfloor heating (condensing boiler powered by city methane), air conditioning, windows etc. It consists of 6 bedrooms, all with en suite bathrooms, two

living rooms, a large kitchen and various service rooms including a laundry room and a large garage. A large terrace completes the construction. There is also an annex to the garage that can have different uses: breakfast room, company shop, gym room etc.

2. THE RED HOUSE:

about 600 sqm partially renovated in 2010 with new windows, wood heating etc. It consists of a ground floor currently used for company services (shop, office, warehouse, workshop, changing rooms, cellar) and 3 apartments on the first floor for a total of 6 bedrooms and 3 bathrooms. An adequate renovation project could lead to the creation of up to 12 B&B rooms or alternatively 6 farmhouse apartments.

3. THE LITTLE HOUSE:

about 200m² in a period building probably intended for dry storage. A nice existing project can include 2 apartments or 6 B&B rooms

4. THE BARN:

100 square meters of splendid rural construction that could be transformed into a restaurant, rooms or apartments; given the great height, a large mezzanine can be designed to increase the usable surface.

5. THE SHED:

100 m² of production space that can be kept as such or transformed into a cellar, a room for agricultural tools, etc.

6. Ruin of the rectory next to a church of about 1,000 square meters. This ruin is collapsing and perhaps of little interest but could be an important tool to obtain buildable volumes on other parts of the land. However, there are no guarantees in this regard, they will have to be verified by the future buyer.

There is currently no swimming pool but a good sized one could be created in front of the barn.

In total, therefore, if the interest was towards a tourist accommodation facility, several rooms with bathrooms could be obtained;

DESCRIPTION OF THE LAND ACCOMPANYING THE BUILDINGS:

Approximately 53 hectares composed as follows:

- 13.5 Ha of irrigated fields in the plain
- 10.5 Ha of non-irrigated sowing on a slight slope or on the plain
- 20 Ha of coppice woodland
- 1.5 Ha between the lake (5,000m²) and the tare
- Two vineyards: 12,000 m² of Sangiovese, the basis of almost all good Tuscan reds
- 6,000 square meters of Merlot, 6,000 square meters of Cabernet Sauvignon. The vineyards were planted in the early 2000s and are in excellent productive maturity; the annual yield varies from 80 to 160 quintals of grapes equivalent to 7,000 to 14,000 bottles.
- An olive grove of 5,000 m² with about 100 olive trees from the early 2000s in good health; annual yield from 50 to 200 liters of excellent quality oil.
- Orchard 2,200 m²
- Various and tares 8,000 sq m

IRRIGATION

The lake, of aquifer, is the water reserve (about 15,000 m³) for the crops; a pumping system with 2 pumps of 7.5 HP brings up to 400 liters/min through two main underground lines. On these are installed 14 solenoid valves that feed the surface pipes from which the drip line hoses depart.

A well (depth 100m and flow rate approx. 80 l/m) pours into the lake in case of particular drought.

There is also a second well along the road.

Certification

Energy Class: G

Features

Code: 1337	Reason: Sale
Address: Strada Provinciale 50	Zip Code: 56027
Municipality: San Miniato	Total Square Meters: 1.500 sq.m.
Bedrooms: 14	Bathrooms: 9
Rooms: 30	State of Preservation: Excellent
: 10	Level: Multi-Storey

Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1700
Current Status: Free to the deed	Terrace: Present
Garden: Private, 530.000 sq.m.	Kitchen: Regular Kitchen
Box: Double	Terrace
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Air-Conditioned
Parquet	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	





