

**for sale in Civitella Paganico
Civitella Marittima
€ 490.000
Ref. 1417**



200 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9

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

Beautiful farmhouse in rustic Tuscan style of about 200 square meters located in the Tuscan Maremma, near the town of Civitella Marittima, in a very green and secluded area with excellent privacy for those who have and will have the good fortune to live there, in the center of land owned by over 1.5 hectares with olive trees, oaks, holm oaks, corks, pines, cypresses and garden.

The building stands on the remains of a 9th century Lombard lookout post of which the original exposed stones have been maintained. The restoration and expansion were carried out between 2004 and 2010 with quality materials: chestnut beams, hand-made terracotta floors, new roof, double-glazed windows, ultra-modern electro-hydraulic systems, independent heating with tank Underground LPG, partial air conditioning.

The farmhouse is on two levels plus a basement floor consisting of two rooms used as a cellar and a laundry.

The ground floor comprises kitchen, covered veranda/dining room, sitting room, double bedroom, utility room and

bathroom.

On the first floor there is a double bedroom with bathroom for exclusive use, double bedroom, wardrobe/small bedroom, bathroom.

The structures, both the original ones and the added ones, were subjected to anti-seismic consolidation and thermal insulation. Today, all current standards regarding resistance to seismic events and energy containment are fully respected. In short, the charm of a "period farmhouse" with the solidity and security of a modern house of great quality. The road to reach the farmhouse is well maintained and can be traveled easily with any car at any time of the year.

Certification

Energy Class: F

EPgInr: 222.14 kwh/□

Features

Code: 1417	Reason: Sale
Address: Strada Vicinale delle Banditelle	Zip Code: 58045
Municipality: Civitella Paganico	Zona: Civitella Marittima
Total Square Meters: 200 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 9
State of Preservation: Restored	: 6
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 15.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Closet
ADSL Coverage	Cellar
Fireplace	Air-Conditioned
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	





