

**for sale in Roccastrada
Torniella
€ 330.000
Ref. 1418**



407 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 17

OUR EXCLUSIVE

Pretty real estate complex of about 407 square meters consisting of four buildings in rustic Tuscan style with external walls in exposed stone, located in the suggestive countryside of the hamlet of Torniella in the municipality of Roccastrada. The cottages are surrounded by a plot of land of about 46,355 square meters where there are about 400 olive trees, a large part is made up of arable land, and a small portion of forest. Not far away there are always about 26,620 square meters of arable land included in the sale price. The largest building of about 131 square meters it consists of an apartment on the first floor with three bedrooms, a kitchen/dining room and a bathroom in fair condition; while on the ground floor it is made up of several rooms used as a warehouse, an oven and a bathroom. In the vicinity of this there is a former barn on two levels to be restored, a shed, and another building on two levels also to be restored.

Changes of intended use are possible on some surfaces of the buildings to expand the habitable part, it is possible to build a large swimming pool.

The property can be reached along a dirt road of a few hundred meters which is always kept in fair condition and can be traveled by any car. Depending on the needs or projects, including those of a tourist accommodation type, of the future

buyer, we can state that this small farm offers excellent development potential.
There are the main services such as electricity and the municipal aqueduct and there are several wells on the land for the possible irrigation of crops that can be grown.

Certification

Energy Class: G

Features

Code: 1418	Reason: Sale
Address: Via della Pace	Zip Code: 58036
Municipality: Roccastrada	Zona: Torniella
Total Square Meters: 407 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 17
State of Preservation: Discreet	: 6
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 72.975 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Closet
ADSL Coverage	Cellar
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

Nearby

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





