

**for sale in Roccastrada  
Sassofortino  
€ 890.000  
Ref. 1420**



**500 sq.m. | Bathrooms: 8 | Bedrooms: 10 | Rooms: 20**

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.

OUR SALE EXCLUSIVE

Beautiful real estate complex in the Roccastrada municipality of ancient origins consisting of three buildings that have been renovated over the years and date back to the period 1777 - 1840 of about 500 square meters, where we find the manor house with exposed stone walls, a building away from the main one where there are four mini-apartments furnished with original Tuscan handcrafted furniture, the third building is made up of two mini-apartments. In the park of about 80,000 square meters there is a well-equipped swimming pool with changing room, outdoor shower, bathroom with hot shower, umbrellas, sunbeds, tables, barbecue. This ancient village is surrounded by a splendid and immense wood of chestnut and oak trees which offer to those who are

lucky enough to live there or rather to those who will be lucky enough to live there because they will buy it the opportunity for long and relaxing walks.

The place is full of undergrowth products, such as mushrooms, wild aromatic herbs, blackberries and raspberries. It is possible to go on mountain bike trips and reach spectacular places with breathtaking views.

Thanks to the particular morphology of this area, you can go horse riding or go trekking. From Roccastrada, the municipality where the Agriturismo is located, numerous trekking paths start, particularly beautiful and full of tourist attractions. Eight hiking trails can be used throughout the year.

The property is currently used promiscuously between residential and tourist accommodation.

The property is served by the Fiora municipal aqueduct and all the apartments have a heating system. The road to reach it is not paved but it is comfortable and can be easily traveled by all cars at all times of the year.

IT IS SOLD FULLY FURNISHED

## Certification

**Energy Class:** G

## Features

|                                  |                               |
|----------------------------------|-------------------------------|
| Code: 1420                       | Reason: Sale                  |
| Address: Via del Seminario       | Zip Code: 58036               |
| Municipality: Roccastrada        | Zona: Sassofortino            |
| Total Square Meters: 500 sq.m.   | Bedrooms: 10                  |
| Bathrooms: 8                     | Rooms: 20                     |
| State of Preservation: Good      | : 10                          |
| Level: Multi-Storey              | Total Floor: 3                |
| Heating: Heating                 | Parking: Uncovered Parking    |
| Current Status: Free to the deed | Garden: Private, 80.000 sq.m. |
| Kitchen: Regular Kitchen         | Box: Single                   |
| Tv Antenna : Autonomous          | Closet                        |
| ADSL Coverage                    | 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

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