

for sale in Barberino di Mugello

€ 700.000

Ref. 1436



510 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 17

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.

Charming farmhouse complex in rustic Tuscan style located about 3 km from the town of Barberino di Mugello in the province of Florence in a panoramic position and made up of a generously sized farmhouse, apartment adjacent to the barn, habitable studio/workshop, large barn and several cellars .

The buildings are surrounded by approximately 8.4 hectares of land, of which 1.3 are olive groves with 120 trees plus 1 disused olive grove, 1 walnut grove, 5,000 m2 used as an orchard, 2,500 m2 fenced for sheep, 1.4 truffle grounds while the remaining lands are pasture and coppice. The main farmhouse is about 240 m2 and has a large entrance hall with a bar area and a beautiful fireplace, two living rooms, a kitchen, three double bedrooms, three bathrooms with windows, two mezzanines and a closet. The apartment adjacent to the barn measures approximately 65 sq m and is currently leased with an annual transitional contract. It consists of a living room, bedroom, bathroom and closet.

Below the main house there are also three cellars of respectively 24/10/6 sq m.

The independent barn (on the right in the square photo) is divided over two levels (75 m2 on the ground floor for warehouse use and 40 m2 in the basement for stable use), adjacent there is a room set up for residential use (green charges and of construction already paid) of about 50 square meters + mezzanine. There are also two ruined structures of respectively 9 m2 (former drying room) and 12 m2 adjacent to the main house and referable to the urban cadastre.

The energy class is under construction and will be ready in the short term.

The property is also suitable for agricultural tourism investments or for the creation of a large customized rural space.

Some agricultural machinery and a very dated but functional tractor are also sold with the property.

The main house is in good condition because it underwent a major renovation in the 90s while the other buildings need customization and some renovation works.

The price is negotiable.

Certification

Energy Class: G

Features

Code: 1436	Reason: Sale
Address: via di migneto	Zip Code: 50031
Municipality: Barberino di Mugello	Total Square Meters: 510 sq.m.
Bedrooms: 4	Bathrooms: 4
Rooms: 17	State of Preservation: Good
: 8	: 2
Level: Multi-Storey	Total Floor: 4
Heating: Heating	Parking: Carport
Current Status: Free to the deed	Garden: Private, 84.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	Parquet
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

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	





