

**for sale in Capalbio**  
**Capalbio Scalo**  
**€ 2.200.000**  
**Ref. 1445**



**675 sq.m. | Bathrooms: 4 | 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.

Capalbio Scalo (GR) - In the countryside bordering the WWF protected area, near the Burano lake reserve and the beaches of Macchia tonda and Ansedonia, for sale entire farm consisting of a 390 sq m farmhouse. arranged over 4 levels, plus an exclusive courtyard of approx. About 5000 with an inground swimming pool of approx. 40, shed of approx. 285 used as a hangar for light aircraft, pond of approx. 568 and land for about 10 hectares (arable land, olive grove with 80 plants in production and runway for tourist planes). The farmhouse is divided into:

- Basement floor of approximately 167 m2 divided into 4 cellar rooms and a large garage with private access ramp and access to the house from an internal staircase;
- Ground floor of approximately 90 sq m distributed in 3 storage rooms used as kitchen, large living room overlooking the pool and garden, bathroom and two large porches.

On the first floor we find the main apartment of about 100 square meters with eat-in kitchen and utility room, a living room with fireplace and large covered terrace, two double bedrooms with 2 bathrooms and a terrace, the spiral staircase leads to the attic where there are other two bedrooms with bathroom and a small terrace overlooking the countryside and

the sea.

Natural gas climate control, wooden ceilings, PVC window frames with double glazing, well, private autoclave.

Already approved a project to transform the warehouse/Hangar into a villa of approx. 829 plus porches and terraces. CE-G

## Certification

**Energy Class:** G

## Features

|                                  |                            |
|----------------------------------|----------------------------|
| Code: 1445                       | Reason: Sale               |
| Address: Via Abruzzo             | Zip Code: 58011            |
| Municipality: Capalbio           | Zona: Capalbio Scalo       |
| Total Square Meters: 675 sq.m.   | Bedrooms: 4                |
| Bathrooms: 4                     | Rooms: 9                   |
| State of Preservation: Good      | : 10                       |
| Level: Multi-Storey              | Total Floor: 3             |
| Heating: Heating                 | Parking: Uncovered Parking |
| Current Status: Free to the deed | Terrace: Present           |
| Garden: Private, 105.000 sq.m.   | Kitchen: Regular Kitchen   |
| Terrace                          | Tv Antenna : Autonomous    |
| Tv SAT : Autonomous              | Closet                     |
| ADSL Coverage                    | Cellar                     |
| 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  |                  |





