

**for sale in Roccastrada
Sassofortino
€ 390.000
Ref. 1489**



118 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

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

OUR EXCLUSIVE

We propose the sale of this delightful farmhouse with panoramic views, in rustic Tuscan style located on the beautiful hills of the Alta Maremma in the municipality of Roccastrada just outside the town of Sassofortino. It is currently composed of two adjacent portions which are the original building with the walls in exposed stone and the other is the result of the expansion which took place a few years ago. The two portions have a beautiful shared portico which, if desired, could become a large living room by closing the two external walls. The owners have already received municipal authorization to realize it but they didn't do it because, using the property for tourist rentals, this division is highly appreciated by those who spend their holidays together with friends or relatives.

The building measures approximately 118 m2 overall and is arranged on two levels, of which the ground floor is intended for residential use while the basement part is a garage/warehouse.

The older part, the one with stone walls, is composed of a living room with fireplace, kitchenette, bedroom and bathroom: the newer portion consists of two bedrooms and a bathroom.

The house has a beautiful terrace overlooking the Maremma countryside which can be used for eating or spending happy relaxing hours with friends and relatives.

The building is surrounded by approximately 13,000 m2 of well-planted and maintained land where there is a beautiful 10x5 swimming pool.

The property can be easily reached along approximately 130 m2 of well-maintained dirt road in every season of the year. This beautiful property is very interesting and is an excellent investment both for those who want to spend their holidays there and for those who want to live there or for people who use it at certain times of the year and perhaps rent it to guests for the summer period. tourists.

Certification

Energy Class: G

EPglNr: 412.64 kwh/□

Features

Code: 1489	Reason: Sale
Address: Strada Provinciale Meleta	Zip Code: 58036
Municipality: Roccastrada	Zona: Sassofortino
Total Square Meters: 118 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 5
State of Preservation: Excellent	: 5
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Terrace: Present
Garden: Private, 13.000 sq.m.	Kitchen: Kitchenette
Terrace	Tv Antenna : Autonomous
Porch	Closet
ADSL Coverage	Fireplace
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	





