

**for sale in Roccastrada
Montemassi
€ 1.400.000
Ref. 1493**



620 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 16

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, WE WILL PROVIDE ALL THE NECESSARY INFORMATION UPON REQUEST.

Near the medieval village of Montemassi located on the slopes of a hill in the south-western part of the municipality of Roccastrada (GR) stands this stone complex, renovated with conservation of the original parts, consisting of two ancient independent farmhouses, with a fenced panoramic park, about half an hour from the sea of Punta Ala. It is a few kilometers from the town of Roccatenderighi where on the occasion of the village festival, due to the lively summer tourism which reflects the seaside tourism of the Maremma coast, for some years now a Friday, Saturday and On Sunday of the month of August, the now famous "Festa del Borgo" is celebrated, which features artists of all kinds, from painters to sculptors, to jugglers, acrobats and jesters, who make laughter and joy echo within the walls of a town that its past history still feels close to us. Passing through the ancient gate of the castle, you will find yourself not only in a place, but also in a different time: you will literally be immersed in the MIDDLE AGES. After a few steps, you will ask yourself if you are dreaming or if you are truly living in another era... The largest farmhouse is approximately 400 m2 and is arranged on three levels, on the ground floor it is composed of a large external porch with a wood-burning oven, large living room with fireplace, kitchen, cellar carved into the rock, laundry room, central heating. On the first floor panoramic veranda

overlooking the porch, three bedrooms, study, living room, three bathrooms, large hallway overlooking the stairwell. On the second floor two large attics. The second farmhouse is approximately 220 m2 and is on two levels, on the ground floor it is composed of a large ancillary room with fireplace, living room, bedroom, bathroom, two closets, one of which with access from the outside, on the first large living room, bedroom and bathroom. The property is immersed in the greenery of a park of approximately 4 hectares, partly a garden with outdoor swimming pool and clay bowling green. The building renovation was carried out directly by the current owners with taste and great respect for the Tuscan traditions of these places. The property is currently for residential use but lends itself to high-level B&B-type accommodation.

Certification

Energy Class: G

Features

Code: 1493	Reason: Sale
Address: Strada Provinciale Montemassi	Zip Code: 58036
Municipality: Roccastrada	Zona: Montemassi
Total Square Meters: 620 sq.m.	Bedrooms: 5
Bathrooms: 6	Rooms: 16
State of Preservation: Excellent	: 8
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Terrace: Present
Garden: Private, 40.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
Cellar	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	





