

for sale in Monteverdi Marittimo

€ 550.000

Ref. 1522



500 sq.m. | Bathrooms: 8 | Bedrooms: 7 | Rooms: 14

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.

TO READ THE ENTIRE DESCRIPTION OF THE PROPERTY YOU CAN GO TO OUR WEBSITE:
WWW.AGENZIAIMMOBILIAREASIP.COM AND ENTER THE CODE 1522

Rustic Tuscan style farmhouse with various outbuildings and land immersed in the greenery of the Mediterranean scrub of the Upper Maremma located in Monteverdi Marittimo, just 20 minutes from the sea, in an isolated but easily accessible position, public transport stop near the property, asphalted road, postal service and school bus. 100 m. above sea level.

1. Main building, built of stone in 1930-1935, with walls over 55 cm. thick, arranged on two floors, of 155 and 150 m2, internal terracotta staircase, two entrances.
Ground floor: entrance, kitchen, lounge, two bedrooms with private bathroom, two other complete bathrooms and

dressing room, stairs to the first floor.

First floor: entrance, five bedrooms, three of which with en suite bathroom and two with shared bathroom; wardrobe. Period terracotta floors, parts of exposed stone walls. Retractable ladder for access to attic.

Portuguese tile pagoda roof, copper eaves. External walls in stone (exposed face).

Building renovated in 1994, wooden window frames, thermal glass, mosquito nets.

External wash house with canopy.

2. Front porch of approximately 42 m2 in wood and terracotta, rustic columns, terracotta flooring.

Terracotta pavement. Light points.

3. Shed of approximately 90 m2 in laminated wood on terracotta flooring, plexiglass roof and reeds. Light points.

4. Chestnut wood pergola supported by 10 rustic brick columns, flooring in terracotta of 34 m2, light points.

5. Stable: the former stable, in plastered stone, extends from the short side of the main building, 118 m2, water and electricity, false ceiling, covered in Marseille tiles.

6. Stable canopy: a canopy supported by four columns covers the stable entrance rustic bricks, wood, marseille tiles and tiles. Built in 1989 for one surface covered of 47 m2. Light points.

7. Oven: in exposed stone masonry, new construction in 2001, 18 m2 covered, with two ovens wood, one for bread and pizza, the other for roasts and desserts. Light points.

8. Barbecue: in stone and masonry, with double hob. Water point.

9. Product tasting and sales room: in stone, enlarged in 1986, tiled roof Marseilles, with insulation. Renovated in 2007: lounge room, pantry room with window, room equipped with kitchen with independent access, porcelain stoneware floor, internal wall in exposed stone, surface area 66 m2.

10. 140m2 laminated wood car park, 10 parking spaces, 2 of which are covered + 8 shaded. Point light.

11. Garden: green lawn, fence with cypresses; pines. Fruit trees. Laurel hedges.

12. Vegetable garden: organic, fenced, water point, 800 m2.

13. Seedbed: 8 m2. between two stone walls that shelter and heat the crops.

14. Land: approximately 12,000 m2. (if necessary can be increased to 25,000m2)

Heating: corner fireplace in the living room, thermocooker in the kitchen which heats the living room, entrance and it exchanges heat with the centralized LPG system for all the other rooms which are equipped with radiators. Connection to rural aqueduct.

Septic tank: IMHOF with driveway cover, leaking pit and inspection wells.

Electricity: 220 and 380. Various light points.

Solar thermal system: three solar panels with 300 liter storage (in 2019) serving the main building.

Solar hot water production: 150 liter professional storage water heater approximately, emergency electric water heater;

THE PROPERTY IS IN GOOD MAINTENANCE CONDITIONS, IMMEDIATELY HABITABLE.

Possibly there is the possibility of including in the sale a house on two floors, of approximately 65 square meters each, built in 1991, a prefabricated shed of approximately 130 square meters used as a barn and 2 hectares of land.

The ground floor consists of an open space kitchen, two bedrooms and a bathroom, while upstairs there is a double bedroom, two bedrooms and a bathroom.

The request for the entire property (farmhouse, house, outbuildings, 3.2 hectares of land) is 945 thousand euros.

Certification

Energy Class: G

Features

Code: 1522

Reason: Sale

Address: Via San Walfredo

Zip Code: 56040

Municipality: Monteverdi Marittimo

Total Square Meters: 500 sq.m.

Bedrooms: 7

Bathrooms: 8

Rooms: 14	State of Preservation: Good
: 10	: 10
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Carport
Current Status: Free to the deed	Garden: Private, 12.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch : 90 □	Closet
Cellar	Fireplace
Air-Conditioned	Wiring : By Law
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	







