

for sale in Monteverdi Marittimo

€ 790.000

Ref. 1523



760 sq.m. | Bathrooms: 10 | Bedrooms: 11 | Rooms: 22

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

Large real estate complex in rustic Tuscan style with various outbuildings and land immersed in the greenery of the Mediterranean scrub of the Alta 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.

THE PROPERTY IS IN GOOD MAINTENANCE CONDITIONS, IMMEDIATELY HABITABLE AND CAN ALSO BE USED AS A HOLIDAY FARM.

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 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. 140 m² 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 32,000 m2.

15. Villa: on two floors, 70+ 66 m2, built in 1991 in thermal bricks, tiled roof Portuguese, independent heating. External terracotta staircase; tiled sidewalk.

Rural residential property. Ground floor: large room and two small rooms, small bathroom in the under the stairs. Small shed. First floor: large room currently divided into two bedrooms, double bedroom with dressing room, bathroom with shower and bathtub. Windows with thermal glass, mosquito nets.

16. Small construction: technical room of 11 m2 in prefabricated blocks, approximately 2 meters high, terracotta floor, built in 1990, contains pump room, water softener (2019) and storage rooms for water chlorination, warehouse for summer equipment

17. Prefabricated warehouse: built in 1986, closed on three sides, side height 4.5 m. And central 6.2, roofing in Marseille tiles, surface area 131 m2, concrete flooring, glazed rear door, glass windows, currently used as a tool shed.

18. Well: brick cistern well, 4 meters in diameter, 5 meters deep, load-bearing cover, granite cladding.

Heating: fireplaces, thermocooker, centralized LPG system for all 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 (2019) serving the main building.

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

Certification

Energy Class: G

Features

Code: 1523

Reason: Sale

Address: Via San Walfredo	Zip Code: 56040
Municipality: Monteverdi Marittimo	Total Square Meters: 760 sq.m.
Bedrooms: 11	Bathrooms: 10
Rooms: 22	State of Preservation: Good
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Carport
Age Construction: 1930	Current Status: Free to the deed
Garden: Private, 32.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch : 90 □
Closet	ADSL Coverage
Cellar	Fireplace
Air-Conditioned	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	









