

**for sale in Roccastrada
Sassofortino
€ 295.000
Ref. 1562**



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

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.

IN AN EXTRAORDINARY POSITION
"THE HOUSE IN THE WOODS"

surrounded by nature, about two kilometers from Sassofortino in the municipality of Roccastrada in the upper Maremma, this property is perfectly suited to those people who, tired of the chaotic life of the city, seek shelter in a place where the silence can become deafening!!!

The house of about 90 square meters is arranged on a single level and was built in green building with a wooden structure, inside it is composed of a large living area with open kitchen, two bedrooms, bathroom. With access only from the outside we find a bedroom with bathroom and small kitchenette for guests or relatives and a technical room / laundry room with a staircase for access to the attic.

The house has a nice usable attic.

Outside there is a beautiful porch of about 30 square meters where you can spend hours relaxing with friends and relatives perhaps sipping a good wine and typical Maremma products that you certainly cannot forget.

Not far from the main building we find a building used as an outbuilding with bedroom, bathroom and kitchenette. The owner is a convinced devotee of nature and the respect it deserves and has enjoyed building various artifacts over the years such as a tree house where you can sleep while enjoying the sounds of the forest, an outdoor kitchen with a space for eating outdoors, a mobile home equipped for spending short stays, a meditation room and various equipped stations for contemplating and listening to nature.

All this is in the middle of a wooded area of approximately 5 hectares (50,000 m2).

We cannot fully represent the beauty of this pristine place with photographs or videos, if you feel you are suited to this type of property, one of a kind, you cannot help but come and visit it.

The scenery, the colors, the scents, will inebriate you and even if you don't buy it, they will remain inside you as a sweet memory!!

The property is reached via a dirt road of approximately 1,800 meters that is easily passable in all seasons.

Certification

Energy Class: A3

EPgInr: 33.35 kwh/□

Features

Code: 1562	Reason: Sale
Address: Via della Mengona	Zip Code: 58036
Municipality: Roccastrada	Zona: Sassofortino
Total Square Meters: 107 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 5
State of Preservation: Good	: 6
Level: Mezzanine	Total Floor: 1
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 50.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch : 30 □	ADSL Coverage
Wiring : By Law	Shower
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	









