

for sale in Roccastrada
Ribolla
€ 1.100.000
Ref. 1585



430 sq.m. | Bathrooms: 6 | Bedrooms: 4 | Rooms: 11

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.

IF YOU WANT TO READ THE WHOLE DESCRIPTION YOU CAN GO TO OUR WEBSITE WWW.AGENZIAIMMOBILIAREASIP.COM AND ENTER THE REF.1585

The farm consists of a typical Tuscan farmhouse located on a gentle hill with panoramic view, in the hamlet of Ribolla in the municipality of Roccastrada (GR) near the sea of Castiglione della Pescaia and Punta Ala, immersed in the greenery of the Maremma and in the most important for oil production.

It is only 4 km from the entrance to the main suburban road.

The stone farmhouse was built in 2004 with an earthquake-proof reinforced concrete structure, covered with 25 cm of natural stone, the foundation in ventilated reinforced concrete and the presence of a side drain north allows for perfect insulation of the property, it is arranged on two levels, from a from an urban planning point of view, the ground floor consists of a D10 of 300.00 m2 and we find archive room, small warehouse, central heating room, two large warehouses, one of which

approx. 87 sq. m. And one of approx. 81 sq. m. and a bathroom.

The property on the ground floor has currently been renovated and 4 new apartments have been built apartments made up of plasterboard partitions; a regularization will therefore be necessary and small changes if the new buyer wishes to leave the property in the same condition current, (the above modifications and building practices may be carried out upon request by the salesperson).

On the first floor there is the residential home of 130 sq m plus a porch of 14 sq m we find: a large living room overlooking the porch and a staircase connecting to the first floor ground floor, eat-in kitchen, two bedrooms, a bathroom, a study, a large double bedroom with bathroom.

Outside we find a large in-ground swimming pool and two smaller raised ones immersed in a very well-kept garden.

The property is accessed from an entrance with an automatic wrought iron gate and road white with a tree-lined avenue served by external lighting that leads directly to the courtyard and external parking spaces.

The land surrounding the property consists of approximately 9,000 m2.

Certification

Energy Class: G

Features

Code: 1585	Reason: Sale
Address: Ribolla	Zip Code: 58027
Municipality: Roccastrada	Zona: Ribolla
Total Square Meters: 430 sq.m.	Bedrooms: 4
Bathrooms: 6	Rooms: 11
State of Preservation: Good	: 10
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Age Construction: 2004
Current Status: Free to the deed	Terrace: Present
Garden: Private, 9.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Fireplace	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





