

for sale in Rosignano Marittimo
Vada
€ 790.000
Ref. 1586



715 sq.m. | Bathrooms: 8 | Bedrooms: 10 | Rooms: 17

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.

OUR EXCLUSIVE - WE ARE AVAILABLE FOR SERIOUS COLLABORATION WITH OTHER AGENCIES

We offer for sale this Agriturismo on two levels above ground of approximately 715 m2 of which approximately 415 on the ground floor and approximately 300 on the first floor, located in the municipality of Rosignano Marittimo and more precisely in the Vada area on the Livorno coast famous for its white beaches.

This Agriturismo has six rooms with private bathroom for the exclusive use of guests, a common room with kitchen and fireplace and a large part of the surface dedicated to the owners' residence. Two rooms are also accessible to the disabled because they are located on the ground floor while the other four are on the first floor.

The part of the building used for residential purposes is arranged on two levels and is composed on the ground floor of a very spacious living area with living room, dining room with fireplace, generously sized kitchen with small pantry, bathroom;

on the first floor there are four bedrooms and a bathroom.

If the future buyer wanted to expand the tourist/accommodation offer, he could use the part of the first floor, currently the

owners' sleeping area, creating four more bedrooms with bathrooms. Furthermore, the part currently used as a carriage house and warehouse on the ground floor could become the owner/caretaker's home or two more bedrooms with their own bathroom, in this case the agriturismo's bedrooms would become 12.

The owners, a few years ago, obtained permission for the project to expand the rooms for the farmhouse.

The property can count on a plot of land of about 35,000 square meters which includes in part a beautiful equipped and well-planted garden where there is a swimming pool and the rest an olive grove and various fruit trees.

The sanitary water supply of the complex is guaranteed by the connection to the public aqueduct while for everything else there are two private wells that guarantee water in quantity all year round.

The heating system serving the entire building is made up of four LPG-fueled boilers, and on the ground floor of the house there is also a pellet stove that alone easily heats this floor.

Air conditioning system both in the rooms of the farmhouse and in the owners' home.

The farm also has a well-established beekeeping business with 12 hives for the production of honey, there are also various farm animals: donkeys, chickens, goats.

The property is in very good maintenance condition.

THE FARMHOUSE'S TOURIST/HOSPITALITY ACTIVITY IS CONTINUOUSLY GROWING YEAR BY YEAR AND GUARANTEES VERY GOOD RESULTS.

Certification

Energy Class: G

Features

Code: 1586	Reason: Sale
Address: Vada	Zip Code: 57016
Municipality: Rosignano Marittimo	Zona: Vada
Total Square Meters: 715 sq.m.	Bedrooms: 10
Bathrooms: 8	Rooms: 17
State of Preservation: Excellent	: 10
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 35.000 sq.m.
Sea Distance: 500 meter	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Closet
ADSL Coverage	Fireplace
Air-Conditioned	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











