

for sale in Marliana
Casore
€ 590.000
Ref. 1674



350 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 16

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON 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.

In the municipality of Marliana we offer this beautiful farmhouse of approximately 350 m2, renovated in 2007 and previously used as a farmhouse.

Site In a hilly position with a breathtaking view of the surrounding countryside up to the sea.

The building has rustic Tuscan-style construction characteristics and is composed of two independent real estate units.

Currently the ground floor is still divided as when the agritourism business was carried out and therefore we find various rooms and dining rooms, some with a fireplace and one even with a wood-burning oven, bathroom with anteroom, and a professional-style kitchen connected to a cellar and an additional toilet.

The first floor is reached via a stone staircase equipped with a stairlift. On one side there are two double bedrooms, a single bedroom, and a bathroom, and on the other three double bedrooms, each with a private bathroom.

Outside the building are the boiler room and laundry room, and a pergola with a generously sized extendable awning for outdoor lunches and dinners.

The farmhouse has been completely renovated, including the roof, where waterproof membrane has been installed, underfloor heating, LPG-powered heating system, standard sewerage system, connection to the municipal water supply,

and some solar panels for the production of domestic hot water on the roof.

The farmhouse is surrounded by a plot of land of approximately 7,500 m2, where there is a small vineyard and approximately 200 olive trees.

The property has a good parking lot and the possibility of building an in-ground swimming pool.

The maintenance conditions are overall very good.

THE PROPERTY IS SUITABLE FOR TOURIST ACCOMMODATION USE OR AS A PRIVATE RESIDENCE.

Certification

Energy Class: G

Features

Code: 1674	Reason: Sale
Address: Strada Provinciale 633	Zip Code: 51010
Municipality: Marliana	Zona: Casore
Total Square Meters: 350 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 16
State of Preservation: Restored	: 10
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Terrace: Present	Garden: Private, 7.500 sq.m.
Kitchen: Present	Terrace
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Cellar	Fireplace
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	







