

**for sale in Quarrata
Tizzana
€ 510.000
Ref. 1680**



160 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 6

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.

OUR EXCLUSIVE

We offer for sale a splendid rustic Tuscan-style house in the foothills of the municipality of Quarrata, in the hamlet of Tizzana. It features LARGE PRIVATE PARKING FOR THREE CARS, a truly rare feature in this area. The property extends over three open sides, with an external annex with bathroom and a private garden of approximately 100 square meters, ideal for those seeking a private green space.

The house is spread over two floors, plus an attic that can be used for storage or other purposes. It features two chimneys, and solar panels are installed on the roof, contributing to energy savings. The home also features a condensing boiler, a ventilated roof, and state-of-the-art windows and doors, ensuring comfort, efficiency, and sustainability.

Carefully renovated in 2017.

The house is spread over 160m2

The interior layout was designed for a hospitality business or a large family. The ground floor features a large living room,

kitchen, and bathroom under the stairs;

On the first floor there are three bedrooms, all with private bathrooms, for a total of five bathrooms, with the possibility of four bedrooms (three on the first floor and one in the annex with disabled access).

Price negotiable.

Certification

Energy Class: C

EPglnr: 109.14 kwh/□

Features

Code: 1680	Reason: Sale
Address: Via Baronciatica	Zip Code: 51039
Municipality: Quarrata	Zona: Tizzana
Total Square Meters: 160 sq.m.	Bedrooms: 4
Bathrooms: 5	Rooms: 6
State of Preservation: Restored	: 3
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 100 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	ADSL Coverage
Air-Conditioned	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	





