

**for sale in Roccastrada
Roccatederighi
€ 550.000
Ref. 1685**



180 sq.m. | Bathrooms: 2 | Bedrooms: 3 | 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.

We offer for sale in the municipality of Roccastrada in the Roccatederighi countryside, in a dominant position with breathtaking panoramic views, this splendid Tuscan-style rustic house of approximately 180 m2 with exposed stone exterior walls in perfect condition.

The property has been renovated with quality materials sourced directly on site.

The building is on two levels. The ground floor comprises a generously sized entrance hall that can also be used as a study, a double living room with a fireplace, a kitchenette, a bathroom, and a storage room with a methane-fired boiler that can be converted to pellet fuel.

The lower floor, completely above ground, is very bright and consists of three bedrooms and a bathroom.

The building is surrounded by approximately 18,000 m2 of private land with fruit trees and 80 productive olive trees.

The house has a garage, a wood-burning oven, various sheds, and a room with a sauna and a small pool.

Access to the property is convenient as it is via a paved road that leads directly to the private parking spaces.

The property also benefits from solar panels for domestic hot water production, a connection to the municipal water supply, and a private well for exclusive use.

Certification

Energy Class: G

Features

Code: 1685	Reason: Sale
Address: Via della Repubblica	Zip Code: 58036
Municipality: Roccastrada	Zona: Roccatederighi
Total Square Meters: 180 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 6
State of Preservation: Restored	: 4
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Terrace: Present	Garden: Private, 18.000 sq.m.
Kitchen: Kitchenette	Terrace
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Fireplace	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	









