

for sale in San Miniato

€ 2.450.000

Ref. 1699



1.500 sq.m. | Bathrooms: 9 | Bedrooms: 14 | Rooms: 30

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.

IF YOU CANNOT READ THE WHOLE DESCRIPTION ON THE ADVERTISING PORTALS YOU CAN GO TO OUR WEBSITE WWW.AGENZIAIMMOBILIAREASIP.COM AND ENTER THE REFERENCE 1699

This is a charming, ancient village, built in various eras, the exact dates of which are unknown. It is thought that the main house (now the "villa") was the original farmhouse in the 18th century, while the other buildings were added later.

The village is made up of 6 buildings:

1. The VILLA:

Approximately 500 square meters, built from scratch by the current owners between 2010 and 2012. Formally speaking, it was a renovation, but in reality, only the exterior walls were retained; everything else, starting from the foundations, is new. This modern two-story villa, built in pure Tuscan style (all suppliers and labor were sourced locally), features an earthquake-proof reinforced concrete structure, double-insulated walls, and state-of-the-art systems: underfloor heating (a condensing boiler powered by city gas), air conditioning, windows, and more. It comprises six bedrooms, all with en suite

bathrooms, two living rooms, a large kitchen, and various utility rooms, including a laundry room and a large garage. A large terrace completes the property. The garage also features an annex that can be used for a variety of purposes: a breakfast room, a company shop, a gym, etc.

2. The RED HOUSE:

Approximately 600 sq m, partially renovated in 2010 with new windows, wood-burning heating, and other features. The ground floor currently houses business services (shop, office, warehouse, workshop, changing rooms, and cellar) and three apartments on the first floor, totaling six bedrooms and three bathrooms. A suitable renovation project could create up to twelve B&B rooms or six farmhouse apartments.

3. The CASALETTO:

Approximately 200 square meters in a period building likely intended for dry storage. A nice existing project could include two apartments or six B&B rooms.

4. The BARN:

This 100-square-meter building is a splendid rural structure that could be transformed into a restaurant, guest rooms, or apartments. Given the lofty height, a large mezzanine could be designed to increase the usable floor space.

5. The SHED:

100 m2 of production space that can be maintained as is or transformed into a cellar, storage room for agricultural tools, etc.

6. RUINS OF THE RECTORY

Next to a church of approximately 1,000 square meters. This ruin is crumbling and perhaps of little interest, but it could be an important tool for obtaining building volumes on other parts of the land. However, there are no guarantees regarding this; they will need to be verified by the prospective buyer.

There is currently no swimming pool but a good-sized one could be created in front of the barn.

In total, therefore, if the interest were towards a tourist accommodation facility, several rooms with bathrooms could be created;

DESCRIPTION OF THE LAND ACCOMPANYING THE BUILDINGS:

Approximately 53 hectares composed as follows:

- 13.5 hectares of irrigated fields in the plain
- 10.5 Ha of non-irrigated sowing land on a slight slope or on the plain
- 20 hectares of coppice forest
- 1.5 Ha between the lake (5,000m2) and the tare
- Two vineyards: 12,000 m2 of Sangiovese, the basis of almost all good Tuscan reds
6,000 square meters of Merlot, 6,000 square meters of Cabernet Sauvignon. The vineyards were planted in the early 2000s and are at an excellent production stage; the annual yield varies from 80 to 160 quintals of grapes, equivalent to 7,000 to 14,000 bottles.
- A 5,000 m2 olive grove with approximately 100 healthy trees from the early 2000s; annual yield ranges from 50 to 200 liters of excellent-quality oil.
- Orchard 2,200 m2
- Miscellaneous and tares 8,000 m2

IRRIGATION

The groundwater lake serves as a water reserve (approximately 15,000 cubic meters) for the crops; a pumping system with two 7.5 HP pumps delivers up to 400 liters/min through two underground main lines. These lines are equipped with 14 solenoid valves that feed the surface pipes from which the dripline hoses originate.

A well (100m deep and with a flow rate of approximately 80 litres/m) is poured into the lake in case of particular drought.

There is also a second well along the road.

Certification

Energy Class: G

Features

Code: 1699	Reason: Sale
Address: Strada Provinciale 50	Zip Code: 56027
Municipality: San Miniato	Total Square Meters: 1.500 sq.m.
Bedrooms: 14	Bathrooms: 9

Rooms: 30	State of Preservation: Good
: 10	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Terrace: Present	Kitchen: Regular Kitchen
Box: Quadruple	Terrace
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Air-Conditioned
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	





