

**for sale in Roccastrada
Torniella
€ 350.000
Ref. 1705**



400 sq.m. | Bathrooms: 1 | Bedrooms: 4 | Rooms: 17

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 countryside of the small hamlet of Torniella, one kilometer from the town center, in the municipality of Roccastrada, we offer a completely renovated farm in a quiet and panoramic location. The main building is on two levels above ground, totaling 400 square meters, with two annexes, one of approximately 45 square meters, a former chicken coop and the other of approximately 80 square meters used as a warehouse, and a large plot of land of approximately 28 hectares.

The main building on the ground floor consists of several rooms used as a cellar, warehouse, and storage rooms, while the first floor houses the living area consisting of a living room with kitchenette and fireplace, four bedrooms, a bathroom, and another room that could be used as a bedroom. This floor is accessed via two independent external staircases.

The land is made up of woodland, arable land, chestnut grove and olive grove with 320 trees in production.

The farm's water supply comes from two private wells located in the immediate vicinity of the main building, while the heating system is powered by a wood-fired boiler.

WITH SEPARATE NEGOTIATION YOU CAN ALSO PURCHASE AN ADDITIONAL PLOT OF BORDERING LAND OF APPROXIMATELY 10 HECTARES WITH A WAREHOUSE OF APPROXIMATELY 300 SQM

Certification

Energy Class: G

Features

Code: 1705	Reason: Sale
Address: via S.Girolamo	Zip Code: 58036
Municipality: Roccastrada	Zona: Torniella
Total Square Meters: 400 sq.m.	Bedrooms: 4
Bathrooms: 1	Rooms: 17
State of Preservation: Be Restored	: 6
: 2	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Carport	Current Status: Free to the deed
Balconies: Present	Garden: Private, 280.000 sq.m.
Kitchen: Kitchenette	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	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	







