

for sale in Magliano in Toscana
Pereta
€ 830.000
Ref. 1723



500 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

OUR EXCLUSIVE - GREAT DEAL

Farm in the municipality of Magliano in Toscana near the hamlet of Pereta in a dominant position overlooking the Orbetello lagoon. From the property, part of the land offers views of the entire Argentario and the island of Giglio. It is approximately 25 km from the sea.

The surrounding land, all in one body, is approximately 40 hectares, of which 12 are woodland, the rest mostly arable land with 2000 m² of vineyard, and 100 olive trees.

The access road to the property is very convenient with approximately 500 m of smooth unpaved road.

Due to its geographical location, the property is isolated from neighboring properties and noisy roads, and is not affected by medium or high voltage power lines. A rainwater collection well has been built throughout the property. The main building, spread over two levels, measures approximately 250 square meters and requires renovation. The building, although plastered in the 1970s, is entirely constructed of stone, as can be seen in a photo of an adjacent annex, which highlights the detail of the roughcast bricks used.

In addition to the main property, there are three further annexes for a total of 200 m², as well as a large shed used as a stable.

The property is located 7km from Magliano and 4km from Pereta.

THE VERY INTERESTING PRICE IS NEGOTIABLE IN THE AGENCY.

Certification

Energy Class: G

Features

Code: 1723	Reason: Sale
Address: Strada Provinciale 323 Pereta	Zip Code: 58051
Municipality: Magliano in Toscana	Zona: Pereta
Total Square Meters: 500 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 7
State of Preservation: Be Restored	: 8
Level: Multi-Storey	Total Floor: 3
Parking: Uncovered Parking	Current Status: Free to the deed
Balconies: Present	Terrace: Present
Garden: Private, 400.000 sq.m.	Kitchen: Regular Kitchen
Box: Double	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	



