

**for sale in Roccastrada
Roccatederighi
€ 295.000
Ref. 1731**



130 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

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 a "Rustico in pietra nel bosco" (Stone Country House in the Woods), approximately 130 sq m, with approximately 12,000 sq m of mostly wooded land, located in an isolated area of Pereti, a hamlet of Roccatederighi in the municipality of Roccastrada. The stone property is immersed in the woods, with panoramic views of the surrounding countryside, reaching as far as Giglio and Elba.

This property isn't for everyone, but rather for those who love the woods, the peace, a private dirt road, authentic materials, a large chestnut terrace overlooking the valley, interiors with a strong personality, and exteriors in stone and trachyte that blend seamlessly into the landscape.

For those seeking refuge from the chaotic daily life of our cities, not a domesticated version of the Tuscan Maremma. This property has been restored over time with sensitivity, consistency, and an unconventional taste, far removed from any idea of a standardized country house. The lower level features a stone kitchen with a hand-carved trachyte countertop, a dining room, a bright living room with a fireplace, and a guest bathroom. Upstairs is a study with a view, a separate bedroom, a large master bedroom with a large window overlooking the woods and the Maremma, an additional open-plan space for guests or a living room, and a second bathroom. Exposed stone walls, antique beams, larch, terracotta, and

colored cement floors, solid iron fixtures, handcrafted details, and systems designed to respect the original structure. The garden is crisscrossed by paths and dry stone walls.

A large barbecue is nestled between the trachyte blocks, while beneath the house is a large terracotta courtyard with a second barbecue and woodshed. The sale includes the furnishings.

The setting is authentic and private, in a still unspoiled and wild Maremma. This is not a home for those seeking standard comforts or predictable real estate solutions.

THE HOUSE IS CONNECTED TO THE FIORA AQUEDUCT.

Certification

Energy Class: G

Features

Code: 1731	Reason: Sale
Address: Località Pereti	Zip Code: 58036
Municipality: Roccastrada	Zona: Roccatederighi
Total Square Meters: 130 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 5
State of Preservation: Good	: 4
Level: On two-levels	Total Floor: 2
Parking: Uncovered Parking	Current Status: Free to the deed
Terrace: Present	Garden: Private, 12.000 sq.m.
Kitchen: Exposed Kitchen	Terrace
Tv Antenna : Autonomous	ADSL Coverage
Fireplace	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	





