

for sale in Larciano
€ 320.000
Ref. 1732



180 sq.m. | Bathrooms: 2 | Bedrooms: 4 | 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.

□ Stunning estate in Montalbano: stone farmhouse, outbuildings and 11 hectares of land

In the municipality of Larciano, in the heart of the Tuscan hills of Montalbano, a short distance from the village of San Baronto, we offer an extraordinary real estate opportunity: a charming corner stone farmhouse (free on three sides), completely renovated in 2005 and surrounded by a vast private park of over 110,000 square meters.

□ The interior spaces of the house

The house is spread over a surface area of approximately 180 m2 on two floors, in addition to a practical attic used as a storage room:

Living area (Ground Floor): Independent entrance, large eat-in kitchen featuring a fireplace, bright living room and first bathroom.

Sleeping area (First Floor): Four bedrooms (three large double bedrooms and one single/study) and a second bathroom.

□ The external annexes and the convivial courtyard

Right in front of the main body of the property there are two independent structures that offer enormous potential for customization:

A detached barn of approximately 81 m2.

A storage room/former pigsty of approximately 13 m2.

A splendid exclusive courtyard equipped with a brick barbecue and a wood-fired oven, ideal for outdoor lunches and dinners.

□ Agricultural heritage (Olive grove and land)

The real added value of this proposal is the extension of the agricultural land, quantifiable at over 11 hectares in total, largely passable with tractors and agricultural vehicles:

6 hectares of productive olive grove with approximately 1,000 olive trees.

The remaining area is divided between wooded areas and meadows.

Two large masonry tanks for water storage, designed for irrigating fields.

Presence of old rows that testify to the land's past winemaking vocation, with the possibility of replanting the vineyard.

□ Location and sales details

The property is being sold, including its current furnishings and agricultural equipment, including a rubber-tyred tractor. It is in good overall condition. The location guarantees maximum privacy and panoramic views of the surrounding valleys, yet is just a few kilometers from the towns of Larciano, Lamporecchio, Vinci, and San Baronto. It is also strategically located for reaching Tuscany's major art cities, such as Pistoia, Lucca, and Florence, as well as the Montecatini Terme motorway exit.

Certification

Energy Class: G

EPglnr: 359.90 kwh/□

Features

Code: 1732	Reason: Sale
Address: Via santa Lucia	Zip Code: 51036
Municipality: Larciano	Total Square Meters: 180 sq.m.
Bedrooms: 4	Bathrooms: 2
Rooms: 6	State of Preservation: Good
: 4	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private	Kitchen: Regular Kitchen
Box: Single	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	Wooden Window Frames
Aluminum 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

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