

for sale in Buggiano

€ 775.000

Ref. 1734



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

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. AUTHENTIC TUSCAN FARMHOUSE WITH SPECTACULAR VIEWS OF THE NIEVOLE VALLEY In the municipality of Buggiano, overlooking the picturesque scenery of the Buggiano Hill, we offer for sale a charming rustic-style farmhouse of approximately 200 square meters, surrounded by a vast private park of approximately 30,000 square meters (20,000 square meters of which are already fully fenced). This exclusive property offers unparalleled views and an oasis of absolute tranquility in close contact with nature. The house maintains the charm of Tuscan tradition intact and is arranged on two main levels, optimised to offer warm and versatile spaces: Interior Organization Living Area (Ground Floor): The entrance opens onto a welcoming dining room that connects with the eat-in kitchen, designed for convivial moments. The heart of the floor is the large living room, adorned with a large fireplace. Completing the level are a half bathroom, a convenient laundry room, and a storage room (ideal for a mezzanine or conversion into an additional bedroom/study). Sleeping Area (First Floor): Accessed via a characteristic internal stone staircase, the first floor features a bright study with double windows (convertible into a bedroom). Next, there is a hallway, a walk-in closet (also usable as a bedroom), and the master bedroom with its own private bathroom. Equipment and Comfort The farmhouse combines the authenticity of rustic materials with modern comforts: Air conditioning is present in both the living area and the master bedroom. Independent water supply guaranteed by a private well, with provision for immediate connection to the municipal aqueduct network. A rare and characterful property, ideal both as a permanent home for lovers of the Tuscan countryside

and as a prestigious summer residence.

Certification

Energy Class: G

Features

Code: 1734	Reason: Sale
Address: Via Stignano	Zip Code: 51011
Municipality: Buggiano	Total Square Meters: 200 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 7	State of Preservation: Excellent
: 4	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Closet	ADSL Coverage
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	









