

for sale in Roccastrada Roccatederighi € 580.000 Ref. 1738



450 sq.m. | Bathrooms: 4 | Bedrooms: 8 | Rooms: 14

Large building with panoramic views in the center of Roccatederighi OUR EXCLUSIVE In the heart of Roccatederighi, a characteristic medieval village in the municipality of Roccastrada, we offer for sale an interesting building of approximately 450 square meters, formerly the site of the Carabinieri barracks, characterized by large spaces, a central location, and considerable potential for transformation. The property extends over three main levels, plus an attic, and is partially renovated. The roof and masonry are in excellent condition, making it particularly attractive for both residential use and a potential investment. Basement floor In the basement, there are two garages, as well as utility rooms. The property also includes a small private garden of approximately 200 square meters, a particularly attractive feature for a property located in the center of town. Ground floor The ground floor is currently organized into several rooms for office use, complete with toilets. The rooms, thanks to their shape and the building's characteristics, can be considered for conversion into a residential dwelling, subject to verification of urban planning and land registry feasibility. From the ground floor there is direct access to the garages via an internal staircase and to the technical rooms, where the autoclave is also located. This level also leads to a large terrace, the property's true highlight, offering splendid panoramic views of the Maremma, with glimpses reaching all the way to the sea. First floor The first floor houses a spacious apartment. This level also leads to a large terrace, the property's true highlight, offering splendid panoramic views of the Maremma, with glimpses reaching all the way to the sea. Second floor On the second and top floor there is a second apartment, also of

generous dimensions. Also from the second floor, an internal staircase leads to the attic, which has a partially habitable section and offers further possibilities for use and enhancement. A property with many possibilities. Given its characteristics, size, and layout, the property is suitable for a variety of projects: a multi-family residence, a primary residence with independent living spaces, an investment property, or a hospitality business, subject to verification of the intended use and required permits. The property's central location in Roccatederighi, its garden, garages, spacious interiors, and, most importantly, its panoramic terrace overlooking the sea, give it particularly exciting potential. An opportunity for those seeking a large property in an authentic village in the Tuscan Maremma, with the possibility of realizing a customized residential or tourism project.

Certification

Energy Class: G

Features

Code: 1738	Reason: Sale
Address: Strada Provinciale Meleta	Zip Code: 58036
Municipality: Roccastrada	Zona: Roccatederighi
Total Square Meters: 450 sq.m.	Bedrooms: 8
Bathrooms: 4	Rooms: 14
State of Preservation: Discreet	: 3
Level: Multi-Storey	Total Floor: 4
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Terrace: Present
Garden: Private, 200 sq.m.	Kitchen: Regular Kitchen
Box: Triple, 44 sq.m.	Terrace
Tv Antenna : Condominium	Closet
ADSL Coverage	Wiring : By Law
Shower	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	







