

for sale in Roccastrada
Sassofortino
€ 495.000
Ref. 1748



70 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Beautifully renovated stone house with 3 hectares of land and views of Giglio Island – Sassofortino, Roccastrada
In the heart of the enchanting Tuscan countryside, in a panoramic and secluded location, just steps from the center of Sassofortino, we offer for sale a splendid detached stone house, completely renovated with quality materials and in perfect condition.

A charming property, ideal for those who want to live close to nature, enjoying the tranquility of the countryside, spacious outdoor spaces, and a wonderful view that extends all the way to Giglio Island.

The approximately 70 square meter home features welcoming and well-organized spaces, including a living room and kitchenette, two bedrooms, and a bathroom. The meticulously crafted finishes and authentic stone give the home a warm, typically Tuscan feel.

Completing the living area is a large porch of approximately 38 square meters, perfect for outdoor lunches, dinners with friends, and moments of relaxation surrounded by greenery, admiring the surrounding landscape.

The home is equipped with electricity, water, and an Imhoff tank. Heating is provided by a hydrothermal wood-burning fireplace connected to radiators, a solution that combines the charm of a fire with the distribution of heat throughout the home.

The property extends over approximately 3 hectares of land, offering space, privacy, and numerous possibilities for use.

The land is home to approximately 200 olive trees and 50 fruit trees, ideal for those who love the outdoors and wish to dedicate themselves to farming and agricultural production for personal use.

There is also a 7-square-meter building used as a tool shed and a rainwater cistern. Access to the property is via a gate, while the area surrounding the house is partially fenced. The access road is unpaved for approximately 600 meters.

The potential for expansion and enhancement is also interesting: according to the property plan, it is possible to consider the construction of a garage of approximately 40 square meters, an extension of the home of an additional 40 square meters, a 12 square meter utility room, and a swimming pool, subject to verification of urban planning feasibility and the necessary permits.

The location is one of the major strengths: immersed in the quiet of the Maremma countryside, with a splendid panoramic view of the Giglio Island and a short distance from the centre of Sassofortino.

An authentic property brimming with potential, perfect as a primary residence, holiday home, or charming retreat in the Tuscan countryside, for those seeking privacy, scenery, tradition, and quality living.

A place to rediscover the pleasure of slow living, among olive trees, fruit trees, panoramic sunsets, and the timeless charm of Tuscan stone.

Certification

Energy Class: G

Features

Code: 1748	Reason: Sale
Address: Strada Provinciale Meleta	Zip Code: 58036
Municipality: Roccastrada	Zona: Sassofortino
Total Square Meters: 70 sq.m.	Bedrooms: 2
Bathrooms: 1	Rooms: 3
State of Preservation: Restored	: 5
Level: Ground Floor	Total Floor: 1
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 30.000 sq.m.
Kitchen: Exposed Kitchen	Tv Antenna : Autonomous
Porch : 38 □	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

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