

for sale in Montaione
€ 350.000
Ref. 325



440 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 16

OUR EXCLUSIVE

EXCELLENT DEAL FOR THIS PROPERTY WHICH IS SUITABLE FOR VARIOUS USES FROM RESIDENTIAL TO TOURIST RECEPTION AND AGRICULTURAL COMPANY.

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY, UPON REQUEST WE WILL GIVE ALL THE NECESSARY INFORMATION

Beautiful property, formerly a farm, located in Montaione in the province of Florence in an enchanting setting just a few km from the most beautiful villages and cities of art in the region. The location is very panoramic and private but at the same time you can reach the town centre on foot and have all the services and connections within easy reach. The main property is complemented by lush lands of 15 hectares completely enclosed, fenced and with truly valuable soil and climate characteristics and locations that favor multiple possible uses from cultivation to horse breeding as they are mainly composed of tuff mixtures, a rare characteristic in many hilly areas of Tuscany where you are often surrounded by terrible muddy clay in winter and too dry in summer. If desired, it is completely autonomous from the point of view of

water supply as it has natural sources that provide abundant water 365 days a year, an artificial well and the possibility of collecting significant quantities of rainwater from almost 800 square meters of roofs, the water resource is so that it can also be used for irrigation, furthermore to the east it also borders a stream. The property complex is made up of several buildings (the main house is approximately 440 m2 on two levels, the horse shed approximately 200 m2 closed plus sheds for approximately 180 m2 and other annexes and various extensions authorised for a total of over 1000 m2 covered usable as one sees fit) and land in good condition, the property is not burdened by any valid agricultural environmental improvement plans and therefore no particular requirement is required of the future buyer, who will therefore be able to use, allocate or even possibly divide the properties (the house already has two separate entrances) according to their needs. The farmhouse, free on three sides, partially to be renovated, is made up on the ground floor of a large and suggestive living room with cross-vaulted ceiling, eat-in kitchen, closet; five double bedrooms, two bathrooms, passage study and balcony on the first floor. The exclusive access to both the land and the buildings is directly from the public road, all the land is fenced with regular permits issued by the municipality. The owned forest guarantees the thermal independence of the structure thanks to the supply of firewood which can also be sold in part. In addition, a solar thermal system provides for the production of domestic hot water.
THE PROPERTY REQUIRES RENOVATION INTERVENTIONS.

Certification

Energy Class: G

Features

Code: 325	Reason: Sale
Address: Montaione	Zip Code: 50050
Municipality: Montaione	Total Square Meters: 440 sq.m.
Bedrooms: 5	Bathrooms: 4
Rooms: 16	State of Preservation: Discreet
: 10	Level: On two-levels
Total Floor: 2	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 150.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Telephone System
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



ASIP sas di Maurizio Bolognini e C.
località Bartoloni 19/a - 55011 Altopascio (LU)
3938339487

Post Offices

Shopping Centers

Municipal Offices



