

for sale in Pitigliano

€ 79.000

Ref. 390



100 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

About 2 km from Pitigliano is situated this small farm with an extension just over 1 ha, out of which there are about 120 olive trees, fruit trees including cherry, apricot, pear, Apple and peach trees in addition to ornamental plants. Access to the property is secured by two entrances departing both from the main road. The area is served by all utilities. The property borders on one side with the access road, on another side with a watercourse and with two other farms. On the ground it is possible to create a unit of about 100 m2 on 2 levels, divided into 5 rooms, 2 bathrooms, 1 utility room, a garage/basement, shed a large porch on the ground floor and 1 on the first floor, in addition to the ability to produce carporter outside. The new building will be designed to both residential and business accommodation with 4/5 bedrooms with more services.

The area is very well known and appreciated by tourists, thanks to its proximity to historic towns such as Pitigliano, Sorano himself and the Etruscan necropolis of Sovana and Vitozza.

In addition, the thermal baths of Sorano are few kilometres as well as those of Saturnia and surroundings, within easy reach of the numerous tourist attractions of Tuscany. An estimated 180,000 visitors per year, with no shortage of accommodation. For this, the opportunity to make a small farm on the land, is without doubt an excellent business opportunity. In the design phase great attention was paid to the inclusion in the search of new aesthetic construction, without compromising the harmony of the landscape, but rather highlighting the characteristics of the site. At the same time, in order to anticipate every type of comfort, has been carefully studied the Division of interior spaces and bright were planned with large openings. The living area, kitchen, porch and the master bedroom were geared towards the

Southwest, directly overlooking the garden and overlooking the park without noise and without any Visual disorder. Here are some images of a possible design of the building that you can accomplish. In addition to the aforementioned tourist attractions, the land is situated, within walking distance (about 2 km), from the new spa centre of Pitigliano, in which a short resume of work completion.

Features

Code: 390	Reason: Sale
Address: pitigliano	Zip Code: 58017
Municipality: Pitigliano	Total Square Meters: 100 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 5	Level: Multi-Storey
Total Floor: 2	Heating: Heating
Terrace: Present	Garden: Private, 10.000 sq.m.
Kitchen: Regular Kitchen	Terrace
Closet	ADSL Coverage
Fireplace	Telephone System
Shower	Wooden Window Frames
Shutters	

Nearby

Spa	Football Fields
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices



