

for sale in Buggiano
€ 690.000
Ref. 496



300 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 8

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER ON 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.

Stunning former farmhouse in rustic Tuscan style of absolute value both for the panoramic hilly context in which it is inserted both for the finishings and the materials used for the overall renovation that took place a few years ago. The property is located in the municipality of Buggiano a few kilometers from the center of town of Borgo a Buggiano and from Massa e Cozzile in a place to say the least fantastic for the tranquility and the suggestive panoramic view of the Valdinievole. It can be reached by taking a narrow road of about 1,800 meters that branches off from the main road that connects Colle di Buggiano and the town of Massa. About 700 meters of this road are not paved. The villa is on two levels above ground and is characterized on the outside by a pleasant combination of exposed stone and walls plastered and a part, once used as a barn, where it was built ground floor a multipurpose room and on the first floor a wonderful bedroom with bathroom private. Inside it is composed of a large and bright living room with fireplace equipped with numerous and large openings that connect it to the

garden, eat-in kitchen with fireplace, dining room, large room used as storage room and cellar, bathroom with anteroom on the ground floor; through a room staircase from ground to roof made with steps in pietra serena and railing in iron you reach the first floor where we find a hallway that leads to the four bedrooms all generously sized and each with a bathroom and private anteroom for exclusive use. At this level you can enjoy the characteristic features of rustic Tuscan finishes such as exposed ceilings in beams, wooden joists and mezzanines and a beautiful parquet floor. The villa is in excellent maintenance conditions both externally and internally, and is located in a green lung of approximately 35,000 m2, expertly planted and maintained, in a maniacal way, by the current owner who has used partly as a garden and partly as agricultural land where there are approximately 150 olive trees from which the fruit is collected every year guarantee an oil of excellent quality. Inside the property there are various strategic points organized to spend unforgettable hours of relaxation away from noise and prying eyes. Around the villa there is a beautiful pergola where you can eat in the company of family and friends, the good sized swimming pool and a lawn equipped as a solarium. The villa is equipped with a LPG heating system, all the technical systems are compliant with law. The property is in perfect condition the purchase constitutes full title the realization of a dream for all those who love these places.

Certification

Energy Class: E

EPI: 158.5 kwh/□

Features

Code: 496	Reason: Sale
Address: colle di Buggiano	Municipality: Buggiano
Total Square Meters: 300 sq.m.	Bedrooms: 4
Bathrooms: 5	Rooms: 8
State of Preservation: Restored	: 5
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 35.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Parquet
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

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	





