

for sale in Casciana Terme Lari

€ 695.000

Ref. 511



420 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 11

Historic farmhouse dating back to 1578 of approximately 420 m2 with load-bearing structures in stone and solid bricks, completely and finely renovated, unique in its kind in a panoramic position surrounded by vineyards and olive trees and suitable for both residential use and tourist accommodation, located in the municipality of Casciana Terme-Lari in Località S. Ermo, just 10 min. from the main road Fi-Pi -Li in a place close to all the essential daily services but at the same time in a part of Tuscany where tranquility reigns supreme. The building is complete with fixtures, systems and technical rooms for the boilers made with quality materials, the finishes of bathrooms and kitchens, the lighting of the rooms that will be arranged according to the needs and taste of the future buyer are still to be completed. The property is on two levels above ground plus a turret where a large master bedroom with fireplace is planned, adjacent but distant from the farmhouse there is a small mill of about 35 square meters where it is possible to create a comfortable outbuilding, the buildings are surrounded by about 20,000 square meters of flat land where an ancient stone oven is located, 100 olive trees in production and where it is possible to build a 50 square meter swimming pool, partly already prepared. The largest farmhouse is composed on the ground floor of a living room of about 80 square meters with fireplace and kitchenette with direct access to the outside, cellar of about 20 square meters communicating with the living room, through a hallway you enter the sleeping area where we find three bedrooms and two bathrooms; the first floor is accessed via an internal staircase and also from the outside and consists of a large living room, kitchen with original fireplace, 2 double bedrooms and bathroom; on the second floor there is a generously sized bedroom in a turret free on four sides. The property is accessed via a comfortable dirt road surrounded by cypresses and laurels. In the renovation,

high quality materials were used, all respecting the origins and the particular Tuscan rustic style finishes that have made us famous and appreciated throughout the world such as external and internal walls in exposed stone, antique terracotta floors, wooden beamed ceilings and rafters with terracotta bricks. The property will be sold finished in every part including the installation of the swimming pool (not buried), the owner is also available for a partial or total exchange with object/objects located in Livorno, Rosignano and other areas in the province of Livorno appreciated by tourists. THE PRICE IS NEGOTIABLE IN AGENCY.

Features

Code: 511	Reason: Sale
Address: S.ermo	Zip Code: 56035
Municipality: Casciana Terme Lari	Total Square Meters: 420 sq.m.
Bedrooms: 6	Bathrooms: 3
Rooms: 11	State of Preservation: Restored
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Age Construction: 1578
Balconies: Present	Garden: Private, 20.000 sq.m.
Kitchen: Regular Kitchen	Closet
ADSL Coverage	Cellar
Fastweb Coverage	Fireplace
Wiring : By Law	Shower
Wooden Window Frames	

Nearby

Gyms	Fitness Centers
Tennis Courts	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices





