

**for sale in Roccastrada
Sassofortino
€ 340.000
Ref. 538**



150 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

THE OWNER IS ALSO AVAILABLE FOR A FRACTIONAL SALE OF THE TWO FARMHOUSES.

These two farmhouses with connotations typical of these places with external walls and some stone interiors face-to-face are located in the municipality of Roccastrada in the Maremma Grossetana and more precisely in the territory of Sassofortino on a hill surrounded by woods where privacy and tranquility are difficult to match and where you can enjoy a beautiful panoramic view. The two buildings are close to each other but at the same time positioned to be independent and to allow a contextual use always with excellent privacy, the largest of about 80 square meters is arranged on a single level above ground and consists of entrance / living room / kitchenette, two rooms of which one with direct access to the porch, bathroom; the other of about 70 square meters consists of entrance / living room / kitchenette, room, bathroom. The two properties are surrounded by a plot of land of about 20,000 square meters, for those who need other land it is possible, with separate negotiation, to buy up to 50 hectares, mainly wooded. The property can be easily reached through a white road that branches off from the provincial road for about 600 meters. The context is also suitable for a partial tourist receptive use, it is possible to create a swimming pool. The property is in good maintenance condition no work is required for immediate use. THE OWNER CAN SELL EVEN A SINGLE FARMHOUSE WITH 10,000 SQUARE METERS OF LAND FOR €200,000.

THE PRICE IS ROUTEABLE IN THE AGENCY.

Certification

Energy Class: G

EPI: 596.40 kwh/□

Features

Code: 538	Reason: Sale
Address: strada provinciale meleta	Zip Code: 58036
Municipality: Roccastrada	Zona: Sassofortino
Total Square Meters: 150 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 5
State of Preservation: Restored	: 10
Level: Ground Floor	Total Floor: 1
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 20.000 sq.m.
Kitchen: Kitchenette	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
ADSL Coverage	Fastweb Coverage
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

Nearby

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





