

**for sale in Roccastrada
Sassofortino
€ 330.000
Ref. 884**



264 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 10

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

In Sassofortino in the Alta Maremma area, in the municipality of Roccastrada, a farmhouse of approximately 224 m2 with two annexes (cadastral category C2) and approximately 42,790 m2 of land is for sale.

The farmhouse is very unique for its large rooms, their layout, and the great brightness.

On the ground floor it comprises: large entrance hall, dining room, study, living room with second entrance, all connected by large openings, eat-in kitchen, toilet, and two storage rooms that could be used as a pantry or other purpose, which in ancient times were two furnaces.

On the first floor there is a wooden mezzanine/bookcase, two bedrooms, one with a walk-in closet, a bathroom with a bathtub, a small room for the washing machine and a closet.

The original body of the farmhouse dates back to 1920.

In 1986 the northern part was added.

The building has a methane-fueled heating system, a new boiler needs to be installed

Double glazing on the windows.

The house has the possibility of being expanded by approximately 40 m2, and is very bright thanks to the many windows (with double glazing).

Easy road access and a suggestive panoramic position give great value to this property.

Behind the building we find an annex of approximately 40 m2 convenient for all uses and another of approximately 50 m2 not far from the farmhouse.

Outside we find a garden/orchard of approximately 2000 m2 (with cherry, plum, persimmon, pear, apple trees, pergola with grapes), a well, 25,000 m2 of land with hazelnut trees and the remaining part is occupied by a forest.

THE PROPERTY REQUIRES SEVERAL RENOVATION WORKS IN THE INTERIOR ROOMS OF THE BUILDINGS.

It is very interesting both for those who want to use it as a holiday home and for those who want to live there all year round.

THE PRICE HAS A GOOD MARGIN OF NEGOTIABILITY.

Certification

Energy Class: G

Features

Code: 884	Reason: Sale
Zip Code: 58036	Municipality: Roccastrada
Zona: Sassofortino	Total Square Meters: 264 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 10	State of Preservation: Be Restored
: 6	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 42.790 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Closet
ADSL Coverage	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
Post Offices	Shopping Centers
Municipal Offices	





