

for sale in Montecatini Val di Cecina

Price on Application

Ref. 940



460 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 10

For sale farm well positioned as it is located just 45 minutes from the international airport of Pisa and forming part of a wonderful property from which you can reach in just 25 minutes the sea and the historical cities, also within walking distance is the popular area of Bolgheri and Castagneto Carducci. The company consists of 119,360 square meters. surface whose 68,990 sqm. of arable land, forest 49,910, in the part of the arable land was planted a vineyard in 2014 of approximately 27,000 square meters.

The company was founded with three goals, one tourist/residential purpose due to renovation of the main building, one for agriculture with development of vineyards, olive groves and the possibility of creating additional volumes; and a purpose of forest as there are trees ready for cutting.

The homes included in the sale are: a main body of 200 sqm on two floors comprises: lounge with fireplace, bedroom with bathroom, dining room and kitchen. Through internal staircase you can reach the first floor comprising 4 bedrooms with bathroom.

The renovation was followed according to current regulations on energy conservation by focusing on the exploitation of renewable energy sources as solar thermal and PV, with summer and winter air conditioning system.

The villa has ceiling beams and rafters, floor-to-ceiling Windows, spacious and bright rooms and a porch where you can enjoy a beautiful view of the garden area, swimming pool and vineyards.

The second unit expected to project involves a development of 1000 cubic meters. consisting of 260 square meters. of living space, warehouse of 110 sqm. with the further development of a wine production and olive growing.

The vineyard, planted in 2014 consists of about 5000 vines per hectare, approximately 33% 7% 60% vermentino produces Vignier and Manseng. from 2015 the company has switched to organic, whole vineyard is served by drip irrigation system. The forested part currently is approximately 49,910 sqm. now much has been completely cleaned up. The property is housed in a beautiful complex of an estate with a hunting reserve, and a field of horseback riding arranged. A real gem and a great investment.

Certification

Energy Class: G

Features

Code: 940	Reason: Sale
Zip Code: 56040	Municipality: Montecatini Val di Cecina
Total Square Meters: 460 sq.m.	Bedrooms: 5
Bathrooms: 5	Rooms: 10
State of Preservation: Restored	: 10
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Closet
ADSL Coverage	Fireplace
Parquet	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

Nearby

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





