



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Guardistallo - Beautiful stone house near the sea, pool, olive trees | Real estate Tuscany



IT-560-KA

Panoramablick
56040 Guardistallo
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	56040
Country	Italy
City	Guardistallo
Additional geographical information	Pisa
Living space	approx. 229 m ²
Number of rooms	6
Plot size	approx. 15.000 m ²
Number of bedrooms	3
Number of bathrooms	2
Asking price	1.150.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

The farmhouse has been completely renovated with the typical elements of rustic Tuscan architecture, from the fine terracotta floors to the original restored ceilings with wooden beams and the portico overlooking the pool and the hillside, and is in an excellent position to enjoy peace and relaxation.

With independent entrance from dirt road it consists on the ground floor of : large living room with stone thermo fireplace, living room with second thermo fireplace, kitchen, hallway and bathroom with shower.

At the back of the house laundry room, technical room and garage.

From the living room with stone staircase, there is access to the first floor where there are 3 large double bedrooms, a balcony , a bathroom with shower and a wonderful sea view.

Outside there is an annex and a wood storage room.

The cottage has: well, autoclave, water softener, LPG system, boiler for hot water production and heating, solar panels, air conditioning, alarm system with cameras.

The large land surrounding the house, about 15000 square meters, has flowering trees, tall trees, rows of vineyards and olive trees for oil production.

Location

It is about 12 km from the sea and about 1 km from the historic center of Guardistallo, a village that dates back to the Neolithic whose place name derives from the Germanic Wardan (guard) and Stall (place).



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Your contact person

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