Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Montemerano - Stone farmhouse near Montemerano with sea view I Real estate Tuscanary



IT-rr404-KA

Meerblick
58014 Manciano
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58014
Country	Italy
City	Manciano
Additional geographical information	Grosseto
Living space	approx. 450 m^2
Number of rooms	12
Plot size	approx. 1.000 m^2
Number of bedrooms	10
Number of bathrooms	8
Asking price	870.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained

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Description

Stone farmhouse near Montemerano with a sea view

450 sq.m farmhouse divided into 4 apartments. Terraces and porticoes. 1,800 sq.m of land. Swimming pool. 10 bedrooms and 8 bathrooms.

The farmhouse is in stone and was built recently.

It is situated in a dominant position with a splendid sea view over the Argentario, facing the sunset and the medieval town of Montemerano.

It is currently divided into 4 apartments but can easily be reconverted back into to a single house.

The 2 apartments on the first floor each consist of a living room with fireplace, open kitchen, three bedrooms, two bathrooms, utility room and 2 large terraces.

The living rooms are nicely set up and give direct access to the terraces, the kitchens are bright, the double bedrooms are spacious and standard, the bathrooms have windows.

On the ground floor, connected by an internal staircase, there are 2 other apartments each with a large living room with fireplace that leads directly to the portico and the pool area, kitchenette, two double bedrooms, two bathrooms and a storage room.

Very fine finishing touches, terracotta floors. Wooden window frames with double glazing. The house is in a good state of maintenance as it was built in 2001.

The systems were certified in accordance with the law at the time of construction.

The LPG heating system is autonomous with thermostats for each apartment.

The farmhouse is surrounded by a well-kept garden with a swimming pool 12 x 7 meters.

Altitude: 350 m. above sea level. Closest neighbors are 10 and 20 meters away.

Location

Manciano, Grosseto, Tuscany.

Distances:
2.5 km to Montemerano
6,5 km to Manciano
36 km to the sea at Albinia or Capalbio Scalo
54 km to Grosseto
137 km to Rome airport

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Your contact person

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