Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Typical Farmhouse With Pool and Big Plot of Land in Fauglia I Real estate Tuscany



IT-591-KA

Panoramic view
56043 Fauglia
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	56043
Country	Italy
City	Fauglia
Additional geographical information	Pisa
Living space	approx. 560 m^2
Number of rooms	18
Plot size	approx. 29.000 m^2
Number of bedrooms	10
Number of bathrooms	8
Asking price	1.250.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained

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Description

Ancient farmhouse of 560 sq m surrounded by 29,500 sq m of land, consisting of 4 large independent flats with 10 double bedrooms and eight bathrooms

Late 19th century' farmhouse of 560 sq m plus terraces and porches, surrounded by land of 29,500 sq m.

The building currently consists of 4 large independent apartments with 10 double bedrooms, eight bathrooms in addition to four kitchens being the structure used largely for tourist accommodation.

The property is beautifully and entirely renovated in rustic style with terracotta floors and partly with beamed and bricks ceilings.

The property is completed by the surrounding land of 29,000 square meters, partly a park with tall trees, the swimming pool 6 x 12 with a depth ranging from mt 1.20 to mt 2.50 (in permanent derogation) equipped with a large solarium, pergola and convenient technical room, the agricultural tool shed of 95 square meters with a porch, the stable of 75 square meters with two porches and the woodshed and agricultural annex, in addition to arable land with planting 350 olive trees in full production.

The property is for sale behind closed doors, that is, with everything inside, furniture and mechanical equipment:

- Three wells- Photovoltaic 5kw- LPG- Heating for each apartment- Fenced with automatic gate- 200 olive trees approx- Sewer Imhoff and phyto purification- Deruralized- No aqueduct- No urgent work to be done- Renovation the most years since the 90'- 95' swimming pool- Last works 2012 and 2021- Possibility of agritourism activity

Access is through 200 meters of white road.

The real estate compendium ideal as well as tourist accommodation is also ideal as a first single-family residence, being strategically located five minutes from major roads, with Pisa airport 22 km, Florence 77 km and the sea 21 km.

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Location

- 4 km from the village (Cenaia)
- 19 km from the sea (Calambrone or Quercianella)
- 22 km from the sea (Castiglioncello)
- 16 km international airport of Pisa
- 60 km international airport of Florence

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