Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Seggiano - Beautiful restored country house I Real estate Tuscany



IT-rr151-KA

Panoramic view
58038 Seggiano
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58038
Country	Italy
City	Seggiano
Additional geographical information	Grosseto
Living space	approx. 220 m^2
Number of rooms	8
Plot size	approx. 30.000 m^2
Number of bedrooms	3
Number of bathrooms	3
Asking price	680.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained

Contact person

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Description

This stone house has been recently restored with great care.

A paved road from the Potentino Castle leads to the property, situated in one of the most beautiful areas around Seggiano.

All around there are olive trees of the species called “olivastra”, a high quality oil that is now famous all over the world. The vineyards produce Montecucco wine and the sweet hills are bordering those of Montalcino.

The old stone house is 320 sqm. It is on two floors and has been given new life and improved with all the most modern technology. All the ceilings have been restored with wood beams and cotto tiles, the electrical system and plumbing are brand new, and the double glazed windows help to maintain an optimum temperature.

On the ground floor there are the following rooms: kitchen, dining room, living room with a fireplace with a tiling surround, bathroom, laundry room and storage space. The dining room faces a portico of 22 sqm. All the room are spacious and luminous. To the rear of the house there is a cellar and a wood storage. On the first floor there are three bedrooms with en-suite bathrooms. From the bedrooms one can access the outside veranda.

The land around the house is about one hectare with a stone annexe of 38 sqm that could be transformed into an independent studio of about 60 sq.m. The new plan has already been approved by the local authorities and all the building tazes already paid for.The work is almost completed, requiring only internal finishings.

There is a possibility of building a swimming pool up to 140 sqm.

2 more detached hectares of land are included in the sale, with 60 olive trees and a small chestnut grove.

Location

Montalcino 20 minutes, Bagni Vignone 20 minutes, Pienza and Montepulciano 30 minutes, Siena an hour, Firenze 1 ½ hours, Roma 2 ½ hours, Perugia 1 ½ hours.

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