



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Suvereto ! Renovated stone farmhouse, perfect B&B | Real estate Tuscany



IT-714-KA

Panoramic view  
57028 Suvereto  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	57028
<b>Country</b>	Italy
<b>City</b>	Suvereto
<b>Additional geographical information</b>	Livorno
<b>Living space</b>	approx. 640 m <sup>2</sup>
<b>Number of rooms</b>	9
<b>Plot size</b>	approx. 1.800 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	5
<b>Asking price</b>	595.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Refurbished
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

This beautiful stone farmhouse with a total area of 640 m<sup>2</sup> has been completely renovated in Tuscan style.

The farmhouse is situated on a plot of 1,841 m<sup>2</sup>, nestled in a peaceful and picturesque setting. The main body of the building is spread over two levels, each with an area of 200 m<sup>2</sup>.

On the ground floor, a further 240 m<sup>2</sup> offer versatile and functional rooms.

On the first floor, accessed via an external staircase, there is a cosy living room with fireplace and wood-burning stove, a kitchen, a bathroom, three large double bedrooms, WC and a small terrace. A fourth double bedroom has independent access from the ground floor and has its own bathroom.

Heating and hot water are provided by a 1,600 litre LPG gas tank.

On the ground floor of the main building, a room with a vaulted brick ceiling and a ceramic floor creates a warm and welcoming atmosphere. Part of this room is separated by a wall and serves as a bathroom and laundry room, with water heated by solar energy. This room is connected to the former 50 m<sup>2</sup> garage and communicates with the garden.

The majestic main entrance on the ground floor gives access to two large interconnected rooms with vaulted ceilings and a small bathroom. Continuing on, you pass through a large living room, which is also connected to the garden, and two other versatile rooms.

The private plot in front of the north façade is bordered by a hedge of laurel and oleander bushes, while the rear garden is completely enclosed by a hedge.

The grounds, covered with concrete blocks, terracotta tiles or gravel, also feature a small olive grove with 14 plants and an old brick chicken coop where wood and tools were stored.

This house is perfect as a base for B&B activities or as a holiday home for a big family.

## Location

Suvereto.



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12 km to the sea.



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**Your contact person**

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