



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Roccastrada ! Renovated rustic house in a hilly location | Real estate Tuscany



IT-1520-KA

Panoramic view  
58036 Roccastrada  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	58036
<b>Country</b>	Italy
<b>City</b>	Roccastrada
<b>Additional geographical information</b>	Grosseto
<b>Living space</b>	approx. 250 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 5.800 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Asking price</b>	495.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % 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

Beautiful rustic house of approx. 250 m<sup>2</sup>, completely renovated and detached, located in the immediate vicinity of the medieval town of Roccatoderighi in the municipality of Roccastrada.

The property is easily accessible via an asphalt road and is situated in a very quiet location, but at the same time very close to infrastructure and about 35 minutes from the most beautiful beaches of the Maremma coast.

The house has been renovated with care and love by the current owners. The house is a pleasant and successful combination of modern style and rustic Tuscan style - with exterior walls and some interior rooms made of exposed stone, the roof of the living room with wooden beams and tiles, structural parts made of exposed steel beams and light-coloured ceramic floors.

The house at Roccastrada is arranged on two levels:

On the ground floor we find the entrance area overlooking the spectacular, very bright living room with a height up to the roof and exposed wooden beams, a dining room with access to the garden with adjoining relaxation area with fireplace, well-equipped kitchen with utility room/pantry, bedroom, bathroom and storage room;

On the first floor, accessible via a spiral staircase, there is a further living area, three bedrooms and a bathroom.

The house is surrounded by approx. 5,800 m<sup>2</sup> of garden and woodland. The property is in a very good state of maintenance, has a methane-fuelled heating system and a communal water supply.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Roccatoderighi / Roccastrada.



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

**Your contact person**

Real Estate Italy  
A company of RustiCasa Concept  
Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

The information and advertising of **Italien Hauskauf** is not legally binding.