



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Roccastrada ! Renovated farmhouse with large plot, studio and pool | Real estate Tuscany



IT-1577-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. 127 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 30.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Asking price</b>	520.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<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 stone farmhouse renovated in 2010, near Roccastrada.

The property is located in the middle of the countryside, in a quiet area 4 km from Roccastrada, and is accessible via a dirt road of about 3 km surrounded by woods and pastures.

The main building, with an area of about 127 sqm, has a kitchen-living room, two double bedrooms, a bedroom with two single beds and a bathroom with shower and is surrounded on two sides by a covered terrace of about 35 sqm.

In the basement there are two rooms with an area of about 50 sqm plus technical rooms and a warehouse of about 80 sqm.

The technical rooms and the warehouse have a height of about 1.80 m.

Adjacent to the main house is the annex, a studio apartment with kitchen-dining area, two beds and bathroom with shower.

The house can be extended by about 40 sqm.

The property is completed by the 9x4 meter swimming pool with a depth of 1.2 m to 1.5 m with solarium and gazebo. An outdoor shower is also available.

In the characteristic garden, surrounded by olive and fruit trees, a brick barbecue is available.

The house is furnished with great attention to detail in traditional rustic Tuscan style and has a dishwasher, a fridge with freezer, a washing machine, satellite TV, a thermo fireplace connected to the heating.

The farmhouse is surrounded by a plot of about 3 hectares, mostly made up of forest and about 8,000 m<sup>2</sup> of lawn.

Other: thermo fireplace, solar panels, artesian well for water supply with collection tanks and a UV sterilization system. The house is also connected to the municipal water supply.

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



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## Location

Roccastrada



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**Your contact person**

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