



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Roccastrada - Renovated farmhouse with beautiful garden, olive grove and pool | Real estate Tuscany



IT-1636-KA

Panoramic view
58036 Roccastrada
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58036
Country	Italy
City	Roccastrada
Additional geographical information	Grosseto
Living space	approx. 160 m ²
Number of rooms	5
Plot size	approx. 5.000 m ²
Number of bedrooms	3
Number of bathrooms	2
Asking price	495.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

Beautifully renovated farmhouse in rustic Tuscan style with approximately 160 m² of living space, detached on three sides, in excellent condition, offering plenty of privacy and a striking panoramic view, just steps from the medieval village of Sassofortino in the municipality of Roccastrada.

Part of the house is approximately 200 years old, while the annex was added in the 1960s. The house is spread over two levels and consists on the ground floor of a living room with a fireplace, kitchenette, small bathroom, and a double bedroom.

Each room on this floor has French doors leading to the outside.

The first floor features two double bedrooms and a bathroom.

The house is surrounded by a fully fenced garden and a total of 5,000 m² of land with 55 olive trees where also a swimming pool (4 x 10 meters) has been installed.

Another small house of approximately 37 m² serves as a changing room with a bathroom and outdoor kitchen. Photovoltaic panels were installed here.

An outdoor shower is available in the attractive outdoor area.

The house was completely renovated between 2012 and 2015: part of the electrical wiring was been replaced, the interior paint, plaster, pellet central heating, two bathrooms and all rooms were completely renovated. Windows were replaced with traditional wooden shutters. The natural stone facade was exposed.

The pool was built in 2021 while the roof was replaced in 2024.

There is a pellet heating but it would be also possible to connect the house to the existing gas line.

The house is furnished. Upon request it can be purchased as it is. The purchase price of the furniture can be negotiated.

For more offers please consult our web site www.real-estate-italy.com.

Location

Sassofortino close to Roccastrada.



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Your contact person

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