



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Guardistallo ! Unique farmhouse with  
sea views and agricultural outbuilding,  
pool.



IT-621-KA

Seaview

56040 Guardistallo

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	56040
<b>Country</b>	Italy
<b>City</b>	Guardistallo
<b>Additional geographical information</b>	Pisa
<b>Living space</b>	approx. 433 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 120.000 m <sup>2</sup>
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	3
<b>Asking price</b>	1.050.000,00 €
<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>



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## Description

280 m2 farmhouse with sea views, 150 m2 agricultural outbuilding, swimming pool, 12 hectares of agricultural land. Exclusive location with unique panoramic and sea views!

This old Tuscan farmhouse is located in a panoramic position at the end of a quiet country lane and is divided into two levels.

The ground floor houses a renovated one-room apartment, ideal for guests or for immediate use, as well as a complete apartment with a kitchen, two bedrooms and a bathroom, an old oven, and a large storage room.

On the first floor: a large living room with a kitchenette, four bedrooms, a bathroom and a wonderful loggia with a breathtaking sea view.

The private courtyard includes a large agricultural outbuilding, currently divided into storage rooms, but which could be converted into an apartment: ideal for expanding the living space or creating tourist accommodation.

The 12.4 hectares of land are planted with 400 productive olive trees. There is also a natural water source, which needs to be reactivated.

The property is suitable as a private residence for a large family or for tourist rentals.

Floor plans are available upon request.

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

## Location

Guardistallo



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**Your contact person**

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