



**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>



## Description

280 m<sup>2</sup> farmhouse with sea views, 150 m<sup>2</sup> 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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