



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Sassetta ! Ancient Tuscan farmhouse surrounded by nature and close to the sea | Real estate Tuscany



IT-C031-KA

Panoramic view  
57020 Sassetta  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	57020
<b>Country</b>	Italy
<b>City</b>	Sassetta
<b>Additional geographical information</b>	Livorno
<b>Living space</b>	approx. 370 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 63.000 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	4
<b>Asking price</b>	1.200.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % 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

Sassetta ! Old farmhouse of 370 sqm, natural garden with bio-lake and 6.3 hectares of land.

The farmhouse is in good condition and consists of a living room, kitchen with fireplace - barbecue, dining area, bedroom with bathroom, bathroom, two multi-purpose rooms, large loggia, storeroom and old oven on the ground floor, while on the first floor with access from an external staircase there is a living room with kitchenette, living room with fireplace, three bedrooms two bathrooms and loggia.

The farmhouse is ideal for a prestige residence with an annexe, and therefore ideal as a first home or holiday home or an agritourism farm with oil production.

The farmhouse is surrounded by a natural garden with a bio-lake, as well as an arable farmland on a gentle hillside of 6.3 hectares with approx. 690 olive trees.

Equipped with all utilities, gas underfloor heating on the ground floor and radiators on the first floor.

Solar thermal system for hot water.

The property is accessed via an unpaved road of about 300 metres.

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

## Location

Distances: 4 km from the town centre, 18.5 km from Marina di Castagneto Carducci, 10 km from the village of Castagneto Carducci, 23 km from the village of Bolgheri, 90 km from Pisa International Airport.



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**Your contact person**

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