



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Casciana Terme ! Traditional farmhouse with 3 hectares of land | Real estate Tuscany



IT-C02-KA

Panoramic view  
56034 Casciana Terme  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	56034
<b>Country</b>	Italy
<b>City</b>	Casciana Terme
<b>Additional geographical information</b>	Pisa
<b>Living space</b>	approx. 300 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 30.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Asking price</b>	690.000,00 €
<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

We sell this authentic farmhouse with 3 hectare of land only 1,5 km from the picturesque village of Casciana Alta and 4 km from Casciana Terme.

The farmhouse is easily accessible from a short piece (approx. 150 meters) unpaved road and it consists of: a beautiful hallway with a big arched door and barrel vaulted ceiling; on the right of the hallway there is a double living-room with amazing vaulted ceilings and on the left of the hallway there is a cozy sitting-room, a bathroom, an utility-room, kitchen and a good size dining-room with original Fratina fireplace. From the dining-room it is possible to reach a second hallway with another entrance from the back of the house and internal original stairs lead to the first floor. All rooms on the ground floor are connected in a circular way.

The first floor boasts a central hallway, a main bedroom with en-suite bathroom, two smaller bedrooms, a good size bathroom, a toilette and a study. The first floor boasts beamed ceilings. The floors are in terracotta in all rooms. From the windows on the first floor it is possible to admire a nice panoramic view. Always on the ground floor with separate access there is a cellar. The land within the sale is 3 hectares with olive, fruit trees and wood. All utilities are connected with mains water, mains electricity and LPG heating. The house is in good conditions, it just needs works to be upgraded and personalized. This is a perfect solution for those ones who are looking for the original and authentic farmhouse in the countryside but at the same time not too isolated. The house boasts complete intimacy and privacy.

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

## Location

Casciana Terme.

Distances: Pisa 38 Km; Lari and its castle: 5 km; Castiglioncello harbor 29 km; Livorno 31 Km; the Etruscan town of Volterra 38 km, the amazing town of Lucca 74 km and Florence is only 81 km



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**Your contact person**

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