



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Lari ! Country house close to the village with large agricultural area |Real estate Tuscany



IT-C465-KA

Panoramic view

56035 Lari

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	56035
<b>Country</b>	Italy
<b>City</b>	Lari
<b>Additional geographical information</b>	Pisa
<b>Living space</b>	approx. 280 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Plot size</b>	approx. 24.600 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Asking price</b>	530.000,00 €
<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

In the heart of Tuscany, in the municipality of Lari, we find this country house with a 24,600 m<sup>2</sup> agricultural plot.

The country house for sale extends over several levels and offers a total living area of 282 m<sup>2</sup>.

The house is in excellent condition and comprises:

Ground floor (115 m<sup>2</sup>) including a loggia. A separate entrance leads to the ground floor with a large living room, the kitchen and another large living room with a bathroom converted from the former stables. Also on the ground floor are the laundry room and a guest toilet with a separate entrance.

The 80 m<sup>2</sup> upper floor is accessible via an internal staircase. Here you will find a large dining area, the kitchen, a bedroom with an en-suite bathroom, another bedroom and a bathroom. Another internal staircase in the living area leads to the 37 m<sup>2</sup> attic with a study with an en-suite bathroom and another bedroom. The 50 m<sup>2</sup> basement has a separate entrance and a charming cellar with an adjoining storage room and utility room.

The house has been carefully and lovingly renovated in typical Tuscan style. All rooms are equipped with pellet heating. The 24,600 m<sup>2</sup> agricultural property is planted with fruit trees, a vegetable garden and a dense, productive olive grove.

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

## Location

Lari is a small town with all essential services, located just 30 minutes from Pisa International Airport. The house is only 600 meters from the town center.



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**Your contact person**

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