Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Tuscan property with guest house and pool surrounded by nature, good condition I Real estate Tuscany



IT-TCR402-KA

Panoramic view
53013 Gaiole In Chianti
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	53013
Country	Italy
City	Gaiole In Chianti
Additional geographical information	Siena
Living space	approx. 236 m^2
Number of rooms	8
Plot size	approx. 300.000 m^2
Number of bedrooms	4
Number of bathrooms	3
Asking price	820.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained

Contact person

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

Description

Farmhouse with annex, swimming pool and approximately 30 hectares of land.

The main house comprises a spacious kitchen, two living areas (one with a fireplace), a double bedroom and a bathroom on the ground floor.

Upstairs there is a bedroom, a study and a bathroom. The building has a basement.

The annex extends over two floors and offers a large living area with a kitchen and dining room on the ground floor and two bedrooms and a bathroom on the upper floor.

The property also includes a barn, a ruin and over 30 hectares of private land with 900 olive trees and an 8 x 17 m swimming pool.

The farmhouse is in good condition and retains the typical charm of Tuscan houses with exposed stone walls, terracotta floors and visible wooden beams. Traditional window frames emphasize the rustic atmosphere while the independent heating system ensures modern comfort without compromising the authenticity of the interiors.

The property is equipped with all utility connections. Water is supplied via the public water mains and two artesian wells and the liquid gas heating is supplemented by three wood-burning stoves.

This property is ideally suited as a primary residence or holiday home and also offers attractive potential for holiday rentals. Its particularly appealing feature is its magnificent location in absolute tranquility amidst the Tuscan countryside.

Further information and floor plans are available upon request.

For more offers please consult our web site www.real-estate-italy.com.

Location

Gaiole, Siena, Tuscany.

Siena is about 25 km away, Arezzo 35 km and Florence 55 km. Peretola Airport is approximately 65 km away.

Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Your contact person

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

The information and advertising of **Italien Hauskauf** is not legally binding.