



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Renovated 18th-century country house in a wonderful panoramic location | Real estate Tuscany



IT-RR440-KA

Panoramic view
58045 Civitella Paganico
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58045
Country	Italy
City	Civitella Paganico
Additional geographical information	Grosseto
Living space	approx. 138 m ²
Number of rooms	5
Plot size	approx. 15.000 m ²
Number of bedrooms	3
Number of bathrooms	2
Asking price	420.000,00 €
Brokerage	for the buyer 3,66 % 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

Country house with 1.2 hectares of land.

The house dates back to the 18th century and was tastefully renovated in 2012.

The ground floor comprises a rustic Tuscan kitchen, a cozy living room with a sitting area and fireplace, a bathroom and a storage room all featuring traditional, handcrafted terracotta floors.

The kitchen is equipped with a microwave, dishwasher, washing machine, freezer and stove.

Upstairs there are two double bedrooms, a study and a bathroom. All rooms have beautiful dark wood floors. The country house is tastefully furnished with high-quality Tuscan antiques.

The property is fully fenced and surrounded by 1.245 hectares of woodland, an olive grove and an Italian garden with a sun terrace.

A heated hydromassage mini-pool, an outdoor shower, and an antique stone oven perfectly complement this rustic property.

To the east there are unobstructed views of the Brunello di Montalcino hills and Monte Amiata.

Technical details:

In addition to the public drinking water connection, the property also has its own water source.

Solar panels and pellet heating system.

Foundation with air chamber.
Earthquake-resistant curbstones.

Insulated roof with sheathing and insulation.

More information and floor plans are available upon request.



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Location

Civitella Paganico, Grosseto, Tuscany.

The nearest neighbors live approximately 100 meters away but are not visible from the property.

Distances:

1 and 3 km to the nearest towns with shops, bars and restaurants.

4 km to the Petriolo thermal baths,

38 km to Siena,

41 km to Grosseto

56 km to the Tyrrhenian Sea.



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Your contact person

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