



**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

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

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.



## 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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