



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Magnificent farmhouse, renovated and equipped with modern technology, panoramic views and pool



IT-RR461-KA

Panoramic view  
58044 Cinigiano  
Italy



## Data overview

|  |   |
|--|---|
| <b>Type of property</b>                    | House   |
| <b>Kind of property</b>                    | Country-/Farmhouse  |
| <b>Postcode</b>                            | 58044   |
| <b>Country</b>                             | Italy   |
| <b>City</b>                                | Cinigiano   |
| <b>Additional geographical information</b> | Grosseto  |
| <b>Living space</b>                        | approx. 250 m <sup>2</sup>  |
| <b>Number of rooms</b>                     | 6   |
| <b>Plot size</b>                           | approx. 150.000 m <sup>2</sup>  |
| <b>Number of bedrooms</b>                  | 3   |
| <b>Number of bathrooms</b>                 | 2   |
| <b>Asking price</b>                        | 930.000,00 €  |
| <b>Brokerage</b>                           | for the buyer 3,66 % incl. VAT  |
| <b>Condition</b>                           | Well maintained   |
| <b>Contact person</b>                      | Real Estate Italy<br>A company of RustiCasa Concept<br>Nicole Siedersberger-King<br>Lierstraße 8<br>80639 München<br>E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a><br>Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a> |



## Description

Spacious stone farmhouse, energy-efficiently renovated with a panoramic pool and 15 hectares of land including an olive grove.

This historic country house has recently been equipped with an insulated roof, a 6 kW photovoltaic system and solar panels for hot water.

The house is very bright: each room has two windows facing different directions providing natural light throughout the day. Despite the modern renovation, the building's original charm has been fully preserved.

The house spans two floors:

The upper ground floor comprises a large living room with a fireplace and views of the eat-in kitchen, two bedrooms and a bathroom.

An internal staircase leads to the lower level which is also accessible from the outside.

There you will find another bedroom, a bathroom, a large living room with a wood-burning stove and a billiard room that could easily be converted into a fourth bedroom.

Adjacent to the house is a 26 m<sup>2</sup> cellar with storage space.

The outdoor areas are a true highlight of the property:

A fenced garden of approximately 3,000 m<sup>2</sup> surrounds the house and features a magnificent, heated swimming pool with an electric cover and breathtaking panoramic views. Pergolas and a barbecue area invite you to relax on summer days. A bread and pizza oven is located near the entrance.

To the east of the house stretches an orchard with apricot, plum, pomegranate and walnut trees, as well as approximately 60 productive olive trees.

All utility connections are in place. The heating system consists of a solar thermal collector, a condensing boiler and a separate heat pump.

A groundwater well on the property provides ample water of excellent quality for garden irrigation and the pool.



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Mobile internet and satellite television are also available. An automatic gate with remote control, which can also be operated via mobile phone, is included.

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

## Location

Cinigiano, Grosseto, Tuscany.

Distances:

Monticello Amiata (shops and services) 2.3 km,

Cinigiano (wineries and farms) 7 km,

Montalcino: 30 km,

Grosseto: 42 km,

Marina di Grosseto (sea) 57 km,

Siena 77 km,

Florence 150 km,

Pisa Airport 186 km,

Rome Fiumicino Airport 224 km.



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### **Your contact person**

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