



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Restored Farmhouse on the Tuscan Hills of Bibbona, olive grove | Real estate Tuscany



IT-C029-KA

Panoramic view  
57020 Bibbona  
Italy

## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	57020
<b>Country</b>	Italy
<b>City</b>	Bibbona
<b>Additional geographical information</b>	Livorno
<b>Living space</b>	approx. 250 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 75.000 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	4
<b>Asking price</b>	1.250.000,00 €
<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

Finely restored stone farmhouse, immersed in the Tuscan countryside, with 7.5 hectares of land, olive grove, panoramic terrace and fine materials.

In the heart of the Tuscan countryside, in a quiet and reserved position, we offer for sale a splendid stone farmhouse that has been beautifully restored, combining the charm of tradition with the elegance of a high level conservative restoration.

The property, measuring approximately 259 sqm on two levels, is surrounded by 7.5 hectares of land including olive groves, arable land, pasture land and woodland, offering a unique and well-kept natural setting.

The main entrance opens onto a cosy outdoor porch, ideal for relaxing in the open air. Inside, the ground floor houses a large, bright living room with a fireplace, thanks to large windows that let in natural light, a dining room and an eat-in kitchen. The floor is completed by a bathroom with shower and a convenient storage room. The real star of every room is the exposed stone, which together with the chestnut beams and handmade terracotta floors creates a warm, cosy and timeless atmosphere.

On the upper floor, connected by a charming stone staircase, is the sleeping area: three double bedrooms, two bathrooms - one en-suite in the master bedroom - and a walk-in wardrobe. The hallway leads to a magnificent terrace shaded by centuries-old pine trees, perfect for enjoying the peace and the surrounding panorama.

The property is completed by about 100 olive trees with a drip irrigation system, fed by a reservoir and an artesian well. The well-distributed land comprises 3.7 hectares of arable land, 3 hectares of pasture land and 1 hectare of woodland.

Property equipped with all utilities, LPG heating, aqueduct, well, irrigation system, electricity.

It is 23 km from the sea, 4.5 km from the first shop, 12 km from the village of Casale Marittimo, 20 km from the village of Bolgheri and 76 km from Pisa Airport.

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

## Location

Bibbona



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**Your contact person**

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