Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

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



IT-C029-KA

Panoramic view
57020 Bibbona
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	57020
Country	Italy
City	Bibbona
Additional geographical information	Livorno
Living space	approx. 250 m^2
Number of rooms	7
Plot size	approx. 75.000 m^2
Number of bedrooms	3
Number of bathrooms	4
Asking price	1.150.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained

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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.

Location

Bibbona

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