



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Spacious residence in a perfect panoramic location with pool, 6 hectares of land and olive grove



IT-LP101-KA

Panoramic view  
58023 Gavorrano  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	58023
<b>Country</b>	Italy
<b>City</b>	Gavorrano
<b>Additional geographical information</b>	Grosseto
<b>Living space</b>	approx. 530 m <sup>2</sup>
<b>Number of rooms</b>	12
<b>Plot size</b>	approx. 60.000 m <sup>2</sup>
<b>Number of bedrooms</b>	8
<b>Number of bathrooms</b>	10
<b>Asking price</b>	1.650.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % 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

Renovated estate nestled in stunning natural surroundings with spacious rooms and ample land:

Ideal for private use with family and friends or for high-quality agriturismo.

The property with approximately 6 hectares land includes 500 olive trees in production, arable land and expansive grounds. The olive production is certified organic.

Description of the buildings:

Main House – approx. 430 m<sup>2</sup>

Renovated in the Tuscan style with chestnut beams and handcrafted terracotta floors, the house is spread over two floors:

Ground floor: large professional kitchen, dining room, comfortable common room with restrooms and a double bedroom with en-suite bathroom.

First floor: five bedrooms, each with its own bathroom, accessible via an external staircase.

Annex – approx. 147 m<sup>2</sup>

A separate unit consisting of a living room with a fireplace, a kitchen, a double bedroom and a bathroom.

Behind the annex is a further small loft with a living room with a fireplace, a bathroom and a loft with a double bed.

Additional buildings:

+ Open shed of approx. 150 m<sup>2</sup>.

+ Approx. 300 m<sup>2</sup> hall for use as storage or garage.

+ Reception area of approx. 17 m<sup>2</sup>.

The beautiful panoramic pool (16 x 8 m) is surrounded by green spaces with spacious relaxation areas.



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Electricity and hot water are provided by a 19.8 kW photovoltaic system and solar thermal collectors.

Further information and floor plans are available upon request.

## Location

Gavoranno, Grosseto, Tuscany.

The property is strategically located between Castiglione della Pescaia and Massa Marittima, approximately 20 km from the sea: the beaches of Follonica are easily accessible within a 30-minute drive.



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**Your contact person**

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