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

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

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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^2

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^2

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^2.

+ Approx. 300 m^2 hall for use as storage or garage.

+ Reception area of approx. 17 m^2.

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

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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