Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Charming farmhouse with pool and guest house, 5 hectares of land | Real estate Tuscany



IT-TCR471-KA

Panoramic view
56045 Pomarance
Italy

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Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	56045
Country	Italy
City	Pomarance
Additional geographical information	Pisa
Living space	approx. 380 m^2
Number of rooms	10
Plot size	approx. 59.000 m^2
Number of bedrooms	5
Number of bathrooms	3
Asking price	950.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished

Contact person

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Description

This distinctive farmhouse is located just a short distance from the village of Pomarance.

You can enjoy the absolute tranquility of the setting as soon as you turn onto the short, unpaved lane leading to the property.

The main house, spanning approximately 330 m^2, is laid out over two levels. On the ground floor, the living area is defined by a traditional-style kitchen featuring a classic ”Fratina” fireplace as its centerpiece.
The spacious, light-filled living room invites you to relax in front of a second, impressive fireplace while large windows create a seamless transition to the garden and pool area.
Also located on the ground floor are an entrance hall, a bathroom with a shower and a storage room.

An internal staircase leads to the upper floor, where five bedrooms, a study and a bathroom offer magnificent views of the surrounding rolling hills.

Outside, you will find a historic bread ovenonce used to bake bread for the entire estateas well as a beautiful terracotta-paved terrace complete with a gazebo and a barbecue area.

The property also includes a lovingly restored outbuilding (approx. 54 m^2) featuring an open-plan living area, kitchen, sleeping area and bathroom.

There is also a sheed and a charming wine cellar.

In addition, there is another building in need of extensive renovation that could also be converted into living space.

The grounds cover 5 hectares of breathtaking beauty and feature an idyllic artificial pond. Nestled among some 130 olive trees and surrounded by woodland lies a 12 x 6-meter swimming pool equipped with a hydromassage system.

For more offers please consult our web site www.real-estate-italy.com.

Location

Pomarance

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