



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Panoramic real estate with two farmhouses, an olive grove and a private well | Real estate Tuscany



IT-TCR483-KA

Panoramic view
50050 Montaione
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	50050
Country	Italy
City	Montaione
Additional geographical information	Florenz
Living space	approx. 682 m ²
Number of rooms	18
Plot size	approx. 64.000 m ²
Number of bedrooms	11
Number of bathrooms	6
Asking price	1.470.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

Two farmhouses offering great privacy just outside the village, featuring a pool, olive groves, a vineyard and woodland.

The main house, with a floor area of approximately 287 m², is divided into three independent residential units.

The first unit is spread over two floors: the ground floor features a spacious open-plan living area with a kitchen, a bathroom, a storage room and a utility/storage area; the upper floor comprises three bedrooms, an additional storage room and a bathroom.

The other two units one on the ground floor and one on the upper floor each consist of a living room with a kitchen, two bedrooms, a storage room and a bathroom.

Opposite the main house stands the second building, covering approximately 255 m² and also is spread over two levels.

The ground floor houses a kitchen with a living area, a large panoramic veranda overlooking the swimming pools and a storage area.

The upper floor accessible via both an attractive internal spiral staircase and an external entrance contains a cozy living room and the sleeping area, featuring four bedrooms and two bathrooms.

The property also includes an additional storage room with a traditional oven, as well as a large covered area for equipment storage.

The outdoor area is beautifully landscaped:

It features approximately 3,500 m² of garden with an irrigation system, a 14 x 7 m panoramic pool with a technical room and a 3 x 3 m children's pool.

The estate encompasses around 6.4 hectares of land, including nearly 3 hectares of olive groves, a small vineyard, as well as arable land and woodland.

The buildings date back to the 19th century and were carefully restored in 2010.

The property is connected to all essential utilities. Heating is provided by both LPG and electricity; water is supplied by both the public mains and a private well.

Additional features include a 6 kW photovoltaic system, an internet connection and double-glazed windows. The outbuilding is also equipped with air conditioning and an alarm system.

A prime location perfect as a private residence, holiday home or vacation rental!



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Further information and floor plans are available upon request.

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

Location

Montaione, Florence, Tuscany.

Distances:

The property is located in Montaione in a private setting; all essential amenities are within walking distance.

San Gimignano (30 min, 24 km),

Volterra (35 min, 28 km),

Florence (50 min, 55 km),

Siena (55 min, 60 km),

Pisa (55 min, 58 km).

The nearest airports are Florence (56 min, 55 km), Pisa (55 min, 60 km), and Bologna Guglielmo Marconi (1 hr 50 min, 146 km).



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Your contact person

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