



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Cinigiano - Modernity meets tradition in a dominant hillside location | Property Tuscany



IT-359-KA

Panoramablick
58044 Cinigiano
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58044
Country	Italy
City	Cinigiano
Additional geographical information	Grosseto
Living space	approx. 780 m ²
Number of rooms	15
Plot size	approx. 14.400 m ²
Number of bedrooms	6
Number of bathrooms	3
Asking price	1.150.000,00 €
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

Farm with beautiful panoramic view at the edge of a natural park, 2 separate flats, farmhouse with 780 m² gross, 3 outbuildings with a total of 110 m², pool, solar panels, modern ambience in traditional walls.

The farmhouse was completely restored in 2003/2004.

For example, the roof was made with new chestnut beams and new insulation, solar panels and a contemporary heating system were installed.

On 780m², 2 separate flats were set up, which can also be reconnected to form one unit if required.

The ground floor flat has spacious living areas, study, two bedrooms and a large bathroom with tub and shower and access to the magnificent terrace with panoramic views.

The room height of up to 3.70 metres creates a unique living feeling.

The old stone staircase leads to the first floor to the other flat, where we find a large room with fireplace and kitchen, 4 bedrooms and two bathrooms.

By the pool is the beautiful barbecue area.

The property also offers an agricultural outbuilding with two floors, which is used for storage, as well as a stable and the technical house. Further living space can be created here.

This traditional farm is in excellent, modern condition.

More information and floor plans are available on request.

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Location

Cinigiano, Grosseto, Tuscany. 660 metres above sea level.

You can reach the property via a 900 metre gravel road in good condition.

Distances:

Monticello Amiata 4,5 km,



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Cinigiano 11 km,
Grosseto 42 km,
Marina di Grosseto 57 km,
Siena 77 km,
Florence 140 km,
Pisa airport 190 km
Rome Fiumicino airport 210 km.



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Your contact person

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