



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Semproniano - Estate with 45 ha in beautiful panoramic position, well maintained | Property Tuscany



IT-266T-KA

Panoramablick  
58055 Semproniano  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	58055
<b>Country</b>	Italy
<b>City</b>	Semproniano
<b>Additional geographical information</b>	Grosseto
<b>Living space</b>	approx. 500 m <sup>2</sup>
<b>Number of rooms</b>	14
<b>Plot size</b>	approx. 450.000 m <sup>2</sup>
<b>Number of bedrooms</b>	8
<b>Number of bathrooms</b>	7
<b>Asking price</b>	1.300.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % 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

Antique farmhouse from the 18th century, restored in 2008, 45 hectares of land, swimming pool, 8 hectares of fenced park around the house, outbuilding 60 m<sup>2</sup>, panoramic view to the sea.

The farmhouse is situated on a hill in the Maremma with a 360° open panorama and view to the sea.

In total, the farmhouse has 8 bedrooms and 7 bathrooms and is currently divided into 5 independent flats, which can be combined into a single flat or as desired with a few interventions.

In addition to the kitchenettes and living rooms in each of the 5 flats, the house has a spacious kitchen and 2 other living rooms.

The outside facilities offer verandas, two sheds for tools, 2 kennels, a chicken coop of 60 m<sup>2</sup>, a wood oven and a pool of 10x4 metres.

The garden around the house is very well maintained and equipped with automatic irrigation, a cistern is also available.

The land of 45 hectares consists of about 18 hectares of arable land and 27 hectares of forest.

There are 70 olive trees and many fruit trees, during the season you can also find porcini mushrooms and truffles.

The property borders on a nature park and the river Albegna and lies 450m above sea level.

More information and floor plans are available on request.

You can find more and similar offers on our homepage [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Semproniano, Grosseto, Tuscany.

Distances:



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The nearest towns with all services are Saturnia and Semproniano about 7 km away.

The Tufi area of Sorano, Sovana and Pitigliano 30 to 40 km.

Tyrrhenian Sea 50 km,  
Rome airport 160 km,  
Pisa 200 km.



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**Your contact person**

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