



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Scansano - Estate with 47 hectares of land, 1100 olive trees, PV for income, pool | Immo Toscana



IT-382-KA

Panoramablick
58054 Scansano
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58054
Country	Italy
City	Scansano
Additional geographical information	Grosseto
Living space	approx. 650 m ²
Number of rooms	16
Plot size	approx. 47.000 m ²
Number of bedrooms	9
Number of bathrooms	9
Asking price	950.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
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 restored from a ruin in 1950, completely renovated for the last time in 1998, 23kW photovoltaic, olive grove, perde boxes, several own springs and wells for self-sufficiency ... Agriturismo with unlimited potential for immediate occupancy.

The farmhouse has a gross area of approx. 650 m², the outbuilding approx. 70 m², storage halls and tool shed approx. 300 m², barns approx. 400 m².

The farmhouse was built in its present form around 1950 on foundations from the 17th century and renovated in 1998. It offers a wide panoramic view over the valley of Castello di Montepò and up to Monte Amiata.

The main building offers the following rooms:

On the ground floor there is a large living room with 17th century terracotta and stone floors, a study, a large kitchen, a bathroom and a pantry.

Upstairs there are six spacious bedrooms with en-suite bathrooms and mezzanines, technical room with laundry and ironing room and an eat-in kitchen, bedroom with bathroom, attic with bathroom, living room, cellar and study.

The outbuilding is on two floors with dining room and kitchenette, 2 bedrooms and a bathroom.

The farm covers 47.5 hectares:

3.82 hectares of olive groves (1,100 trees in production, registered as PGI),

10.70 hectares of forest (with a contribution obligation until 2026),

9.0 hectares of arable land,

23 hectares consist of woods, tree pastures and hedges.

The agricultural outbuildings, which are about 200 m from the farmhouse, have two storerooms, a tractor shed, a workshop, a veranda, three toilets, a storeroom, a changing room with bathroom and heating, a kitchenette, a barn and 3 horse stalls.

More information and floor plans are available on request.

You can find more and similar offers on our homepage www.real-estate-italy.com

Location



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Scansano, Grosseto, Tuscany.

Distances:

8 km Scansano,

Grosseto km 26,

Tyrrhenian Sea km 34,

Siena km 80,

Florence km 150,

Rome Fiumicino km 170,

Pisa km 175



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Your 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

The information and advertising of **Italien Hauskauf** is not legally binding.