



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Renovated farmhouse halfway between Siena and Grosseto | Real estate Tuscany



IT-rr408-KA

Panoramic view  
58045 Civitella Paganico  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	58045
<b>Country</b>	Italy
<b>City</b>	Civitella Paganico
<b>Additional geographical information</b>	Grosseto
<b>Living space</b>	approx. 180 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 15.000 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	540.000,00 €
<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

Renovated farmhouse halfway between Siena and Grosseto.

Fully restored house of approx. 160 sqm gross living area and cellar of approx. 20 sqm.

3+1 bedrooms and 3 bathrooms. Land of 1.5 hectares with about 65 olive trees and other trees.

Quiet and peaceful place with beautiful views !

The farmhouse is located in the Tuscan Maremma, near the village of Civitella Marittima, 1.7 km from the Grosseto - Siena motorway, and has been completely renovated.

It is situated in the centre of a plot of over 1.5 hectares with about 65 olive trees, oaks, cork oaks, pines, cypresses and a garden. In an isolated position and west facing.

The renovation and extension work was carried out between 2004 and 2010 using high quality materials: Chestnut beams, handmade terracotta floors, new roof, double glazed windows and doors, state of the art electro-hydraulic systems, independent heating with underground LPG tank, partial air conditioning.

The structures, both original and added, have undergone seismic consolidation and thermal insulation.

Today, all applicable standards for earthquake safety and energy insulation are fully met.

The charm of an "old farmhouse" with the solidity and safety of a high-quality modern house.

On the ground floor there is a living room with fireplace, a kitchen with covered veranda/dining area, a double bedroom, a bathroom and a utility room.

On the first floor: bedroom with double bed and bathroom, bedroom/study, bedroom/wardrobe and a further bathroom.

In the basement 2 cellar rooms, central heating/laundry.

All utilities available.

Imhoff tank.

2 own water sources.



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Altitude: approx. 170 metres above sea level.

First neighbours 300 m away as the crow flies.

Approx. 750 m white road + 1.7 km to Civitella Marittima.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Civitella Paganico, Grosseto, Toskana.

Entfernungen:

Autobahn 1,7 km.

Paganico 8 km.

Kurort Petriolo 14 km.

Grosseto 32 km.

Siena 42 km.

Tyrrhenisches Meer 50 km.

Florenz 110 km.

Flughafen Pisa 160 km.

Rom Fiumicino Flughafen 200 km.



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**Your contact person**

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