



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Renovated stone farmhouse with
stunning views, pool, olive grove,
photovoltaic system



IT-rr422-KA

Panoramic view
58038 Seggiano
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58038
Country	Italy
City	Seggiano
Additional geographical information	Grosseto
Living space	approx. 237 m ²
Number of rooms	7
Plot size	approx. 30.000 m ²
Number of bedrooms	3
Number of bathrooms	3
Asking price	650.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished
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Description

Stone farmhouse with marvellous views in the countryside of Seggiano.

Stone farmhouse 237 sqm, garage, 11x6 swimming pool, 4 kw photovoltaic system, solar panels. Land 3 hectares with olive grove, beautiful views. 3 bedrooms and 3 bathrooms.

The farmhouse was completely remodelled in 2006, furnished with high quality materials, with unique pieces such as the old stone fireplaces and finished to the smallest detail.

The farmhouse is perfect and ready to be lived in, with all the work carried out impeccably.

We are located in the countryside between Seggiano and Montalcino, 650 metres from a small village.

The panorama is open and offers a beautiful view of Monte Amiata and the Val d'Orcia.

The farmhouse consists of a basement where there is the tavern with a majestic fireplace, a kitchenette, a bedroom, the wellness area with sauna and Jacuzzi, a bathroom and the technical room.

An internal staircase or directly from the courtyard leads to the ground floor, where there is a spacious and bright living area with a veranda overlooking the Orcia and a glazed veranda with a view of Monte Amiata to the south-east.

In addition to the living area, there are two bedrooms, each with a gallery and a bathroom.

The garden surrounding the house is well maintained, with stone walls, various ornamental plants and fruit trees.

The garage is already prepared with the connections for a Turkish bath.

A small bathroom serves as a changing room for the pool.

There is a photovoltaic system (approx. 4 kW) and solar panels for the hot water. A cistern collects the rainwater, which is then used for irrigation and the swimming pool.

The house has an automatic gate, alarm system, heating for pellets or diesel, as well as photovoltaics.



Land: In addition to the fenced garden around the house, there is a plot of land with an olive grove, which is maintained by a local farmer in exchange for part of the oil production.

Detached, another olive grove and a chestnut grove.

The house is sold fully furnished.

Altitude: 520 metres above sea level.

The first neighbours are 130 and 200 metres away as the crow flies.

White access road 50 metres from the paved municipal road.

Location

Seggiano, Grosseto, Tuscany.

Distances:

The first village with shops and services is Seggiano 3 km away;

Castel del Piano 10 km;

Montalcino 21 km;

Montepulciano 40 km,

Pienza 30 km;

Bagno Vignoni 16 km;

Bagni San Filippo 22 km;

Siena 63 km;

Florence 137 km;

the sea 80 km;

Rome Fiumicino 207 km.



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Your contact person

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