



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

High-quality renovated stone farm house with sea views, separate apartments, pool and stables



OC831

Seaview  
57028 Suvereto  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	57028
<b>Country</b>	Italy
<b>City</b>	Suvereto
<b>Additional geographical information</b>	Livorno
<b>Living space</b>	approx. 510 m <sup>2</sup>
<b>Number of rooms</b>	15
<b>Plot size</b>	approx. 16.390 m <sup>2</sup>
<b>Number of bedrooms</b>	8
<b>Number of bathrooms</b>	7
<b>Asking price</b>	1.760.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Refurbished
<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

Immersed in the quiet of the Tuscan countryside of Suvereto, surrounded by an atmosphere of peace and serenity, this enchanting stone farmhouse, expertly renovated in 2018, is an invitation to live an authentic experience, combining the charm of the past with the comfort of the present.

Situated in a strategic position, a short distance from the medieval village of Suvereto, the farmhouse offers a breathtaking view of the rolling Tuscan hills, the crystalline sea and, on the clearest days, the Island of Elba.

The main farmhouse, which extends over a cadastral area of approximately 510 sqm, surrounded by a land of 1.5 hectares, with an olive grove with over 50 centuries-old trees, a swimming pool, a warehouse of approximately 55 m<sup>2</sup> and a small walk in riding stable for 2 horses.

Every corner of this paradise has been cared to the smallest details, to offer a unique and unforgettable stay experience. Inside, the rooms furnished with fine finishes are large and bright, characterized by a perfect harmony between Tuscan style and original architectural elements.

The heart of the house is the master apartment of about 240 sqm, which is spread over two levels and offers a living room with pellet fireplace, a modern and functional kitchen and a private sleeping area, with 3 comfortable bedrooms and elegant bathrooms. The numerous French windows in the living room and kitchen offer a splendid view of the surrounding landscape and the swimming pool. The panoramic terrace is the ideal place to enjoy unforgettable sunsets, sipping a good glass of wine.

The two independent apartments on the ground floor and first floor are perfect for hosting friends and relatives or for generating income. Each of them has equipped kitchens, cozy bedrooms and private outdoor areas. Likewise, the independent room (on the first floor) with private bathroom and separate entrance can generate a small income. It can also be connected to the main apartment.

The outdoor spaces are a true paradise: the 14x5 meter swimming pool with solarium, the garden and the barbecue are ideal for spending moments of relaxation.

The stable (2 boxes) and the riding place are perfect for horse riding enthusiasts.

Sustainability is a fundamental value of this property. Thanks to the photovoltaic system with 40 panels of 14.5 kWp this property guarantees optimal living comfort



and significant savings on energy costs. The private well which is shared with the neighbour completes the picture, making the farmhouse completely self-sufficient. Energie Class of the property: A1.

Currently used as a private home as well for tourist accommodation, this property represents a unique opportunity. Panoramic views, high-quality renovation, income potential and sustainability are just some of the many advantages of this real estate gem.

Property division:

- Master apartment on the first and second floors: living room with dining area, lounge, 3 bedrooms, hallway, bathroom, storage room, terrace
- 1st Apartment approx. 170 sqm on the ground floor: living room, dining room, large kitchen, 4 bedrooms, storage room, large porch.
- 2nd Apartment approx. 90sqm on the first floor: living room with dining room, kitchen, bedroom, pantry, 2 bathrooms, porch on the ground floor.
- Independent Room on the first floor with private bathroom and independent entrance. Possibility of connection with the main apartment.
- 1.5 hectares of land, with an olive grove with 50 old trees, a swimming pool and a walk in stable.

Please contact us for more details !

## Location

The property is easily accessible via a short dirt road of just 300 meters.



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**Your contact person**

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