



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Cinigiano - Modernity meets tradition in a dominant hillside location | Property Tuscany



IT-359-KA

Panoramablick
58044 Cinigiano
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58044
Country	Italy
City	Cinigiano
Additional geographical information	Grosseto
Living space	approx. 780 m ²
Number of rooms	15
Plot size	approx. 14.400 m ²
Number of bedrooms	6
Number of bathrooms	3
Asking price	1.250.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
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 with beautiful panoramic view at the edge of a natural park, 2 separate flats, farmhouse with 780 m² gross, 3 outbuildings with a total of 110 m², pool, solar panels, modern ambience in traditional walls.

The farmhouse was completely restored in 2003/2004.

For example, the roof was made with new chestnut beams and new insulation, solar panels and a contemporary heating system were installed.

On 780m², 2 separate flats were set up, which can also be reconnected to form one unit if required.

The ground floor flat has spacious living areas, study, two bedrooms and a large bathroom with tub and shower and access to the magnificent terrace with panoramic views.

The room height of up to 3.70 metres creates a unique living feeling.

The old stone staircase leads to the first floor to the other flat, where we find a large room with fireplace and kitchen, 4 bedrooms and two bathrooms.

By the pool is the beautiful barbecue area.

The property also offers an agricultural outbuilding with two floors, which is used for storage, as well as a stable and the technical house. Further living space can be created here.

This traditional farm is in excellent, modern condition.

More information and floor plans are available on request.

You will find further and similar offers on our homepage www.real-estate-italy.com

Location

Cinigiano, Grosseto, Tuscany. 660 metres above sea level.

You can reach the property via a 900 metre gravel road in good condition.

Distances:

Monticello Amiata 4,5 km,



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Cinigiano 11 km,
Grosseto 42 km,
Marina di Grosseto 57 km,
Siena 77 km,
Florence 140 km,
Pisa airport 190 km
Rome Fiumicino airport 210 km.



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Your contact person

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