



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Roccastrada - large country house with olive grove and vineyard in great location | Property Tuscany



IT-378-KA

Meeresnähe  
58036 Roccastrada  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	58036
<b>Country</b>	Italy
<b>City</b>	Roccastrada
<b>Additional geographical information</b>	Grosseto
<b>Living space</b>	approx. 600 m <sup>2</sup>
<b>Number of rooms</b>	12
<b>Plot size</b>	approx. 14.000 m <sup>2</sup>
<b>Number of bedrooms</b>	8
<b>Number of bathrooms</b>	10
<b>Asking price</b>	1.970.000,00 €
<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

Old farmhouse of 604 m<sup>2</sup>, plot of 1.4 hectares, photovoltaic, pool, panoramic view with distant views of the island of Giglio and Argentario and the medieval villages of the northeast such as Sticciano, Montepescali and Vetulonia.

The property is dating back to 1200 and was completely restored in 1997 by the current owner.

Today we find on the property a mixture of vineyard, olive grove, Mediterranean maquis and a variety of old trees including cypresses, oaks, pines and fruit trees.

The main house is currently divided into 3 independent flats, but can be converted into one large unit at a manageable cost.

Each flat has a bedroom with en-suite bathroom.

In the outbuilding there is another flat of 76 m<sup>2</sup>, so that in total there are 8 bedrooms, 2 further rooms, 10 bathrooms, 4 kitchens, 4 living rooms, a study and a technical room/laundry room.

The interior of the property is simple and elegant with solid larch wood and handmade cotto floors and several wood-burning stoves.

Around the building and by the beautiful pool we have several verandas and pergolas, so that there is always a shady shady place at any time of the day.

Worth mentioning is also the original antique Vivarelli windmill, the carport for 7 cars, the pool and the lemon house with oven.

More information and floor plans are available on request.

You can find more and similar offers on our homepage [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Roccastrada, Grosseto, Tuscany.

Distances:



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Essential shops 2.5 km

Grosseto 16 km

Castiglione della Pescaia 30 km

Siena 70 km

Pisa airport 140 km



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**Your contact person**

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