

Toscana

Castagneto Carducci

Ref. 3483: Wijnboerderij-agriturismo, in Bolgheri streek met 5 appartementen en zwembad
Asking Price: € 1.650.000

Description

Farmhouse in Tuscany for Sale in Bolgheri with Doc Vineyard.

The ideal property for you who want a country residence, with a Farm Rest House, with its own production of Bolgheri Doc wine and olive oil, just at a short distance from the sea.

If you are looking for a Land-House in the area of Bolgheri, immersed in the countryside, at a short distance from the sea, surrounded by a beautiful garden with swimming pool, with the possibility of running a Farm Rest House, having your own production of Bolgheri Doc wine and Olive oil, then this is the right property for you!

The farmhouse of 425 square meters is located in the beautiful countryside between Bolgheri and Castagneto, only 6 km from the sea and the sandy beaches of Marina di Castagneto Carducci.

The property, in good condition, has been renovated in 2000, and is divided into 5 units, three on the ground floor and two on the first floor. There are also various storage rooms, technical rooms and a cellar.

On the ground floor there are three two-roomed apartments, divided into a living room with kitchenette, a double bedroom and a bathroom, all with independent entrance from the garden. On the ground floor there are also two store-rooms, a bathroom and a porch of 30 sqm.

On the first floor, accessible from an external staircase, we find a living room, a kitchen with terrace, a double bedroom, a laundry and bathroom, and a technical room. From the living room, an interior staircase leads to an attic area with large skylights, presently used as a studio.

The other apartment on the first floor consists of a living room, an utility room, kitchen with terrace, a double bedroom with its own bathroom with window, another bedroom with own bathroom with window.

The building is surrounded by a large garden of approx. 2000 sqm. with a swimming pool of 6 x 12 meters, with a covered parking area, a 12-sqm technical building, a storage room with bathroom of totally 30 sqm.

The property also includes an agricultural land of 3.8 hectares, with 1.3 hectares of vineyards of BOLGHERI DOC wine, planted in the early 2000s. There is the possibility to plant another 2000 square meters of vineyards in Vermentino grapes. In the land there is also an arable part with a private well, an iron warehouse with overlying photovoltaic plant, and an olive grove of approx. 500 plants in production.

Location & Details



(Map does not indicate the exact location of the property)

- Reference: 3483
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 6 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.650.000
- Floorspace: 425 m²
- SQM Plot: 38000 m²
- Bedrooms: 10
- Bathrooms: 8
- Rental Potential: Very good
- Condition of the Property: Good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

