Toscana

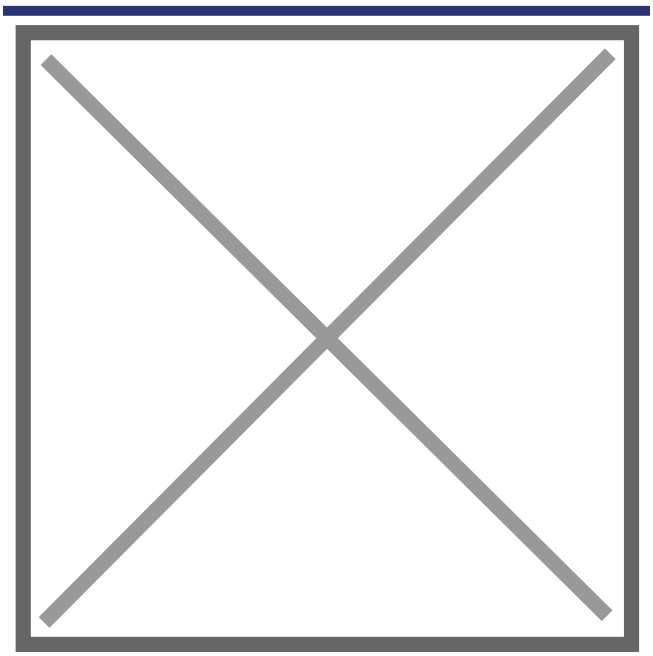
San Casciano dei Bagni

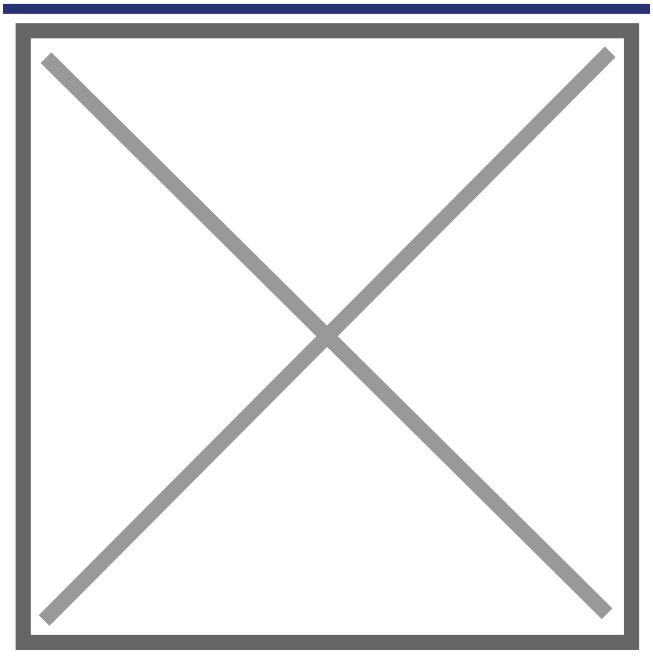
Ref. 2709: Restored farmhouse, 4 bedrooms, garden and pool
Asking Price: € 749.000

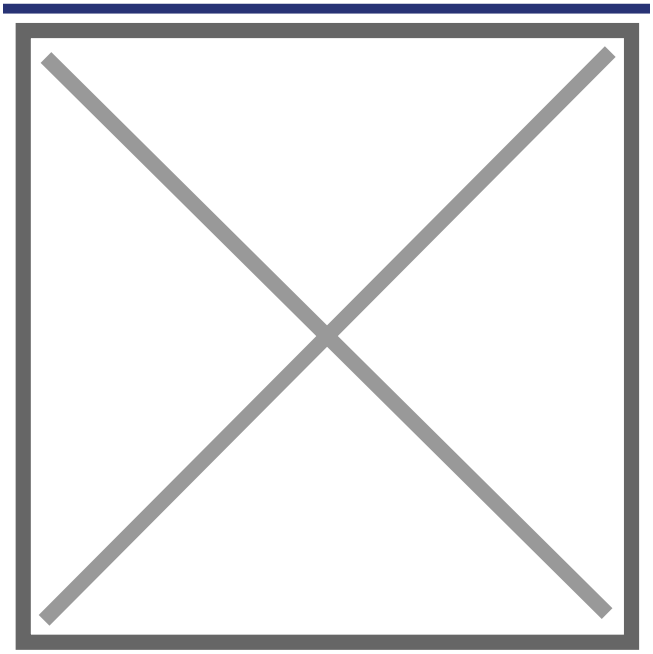
Description

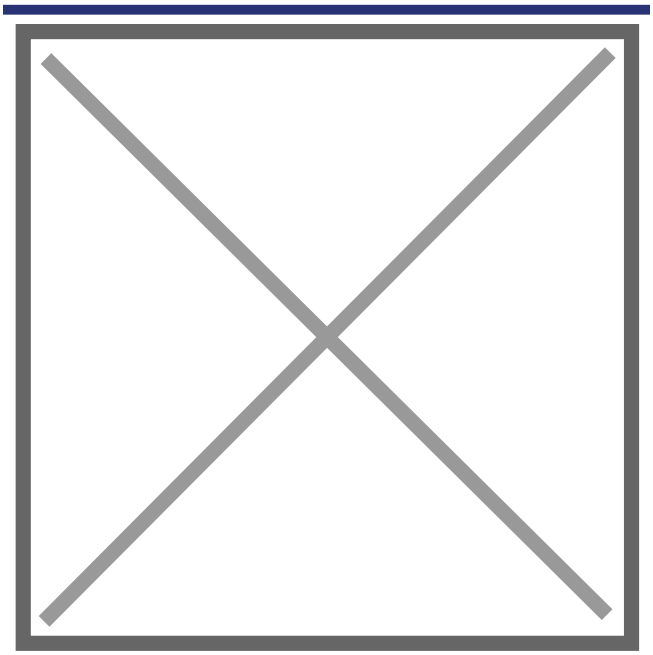
At the foot of the picturesque Proceno, right on border between Alto Lazio and Tuscany and accessible via a typical cypress-lined access road you will find this former farmhouse with a separate guest house, with care and style restored using authentic and high quality materials. The house has a total living area of ??over 200m2. On the ground floor a comfortable kitchen with adjoining utility room and laundry room. A very spacious living room with fireplace and a unique loft, bedroom with en suite bathroom including a double bath, shower, toilet and bidet. On the first floor on the mezzanine a TV corner, a second bedroom with adjacent bathroom with shower, toilet and bidet. From vide access to a third bedroom-cum-sitting room with bathroom and a second kitchen. This portion of the house can be used as a separate apartment including also has a separate entrance. All windows are equipped with both indoor and outdoor shutters. Furthermore, the house has an excellent heating system (two separate boilers), hot water through solar panels, underfloor heating on the ground floor and is equipped with 22 solar panels which are good for 5,4KWp. Naturally, satellite TV and internet. The separate guesthouse at about 70 meters from the main house covers about 48m2 and consists of a nice kitchen, living room, bedroom for 2 people and a bathroom with shower, toilet and bidet. The guesthouse has its own heating, TV and internet. The garden of over one hectare offers enough opportunities to soak in the sun or in the shade, with bushes that guarantee privacy on the terraces, there is a separate barbecue place and of course a beautiful swimming pool with roman steps and surrounded with a terrace. The whole is an example of Italian style and atmosphere and invites intimate memorable summers and winters. The property is rented out very well as a whole or separate.

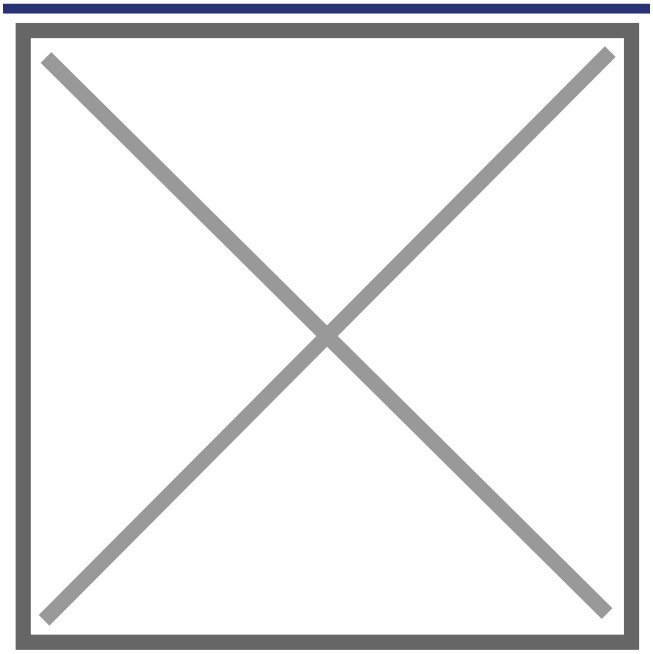
Pictures

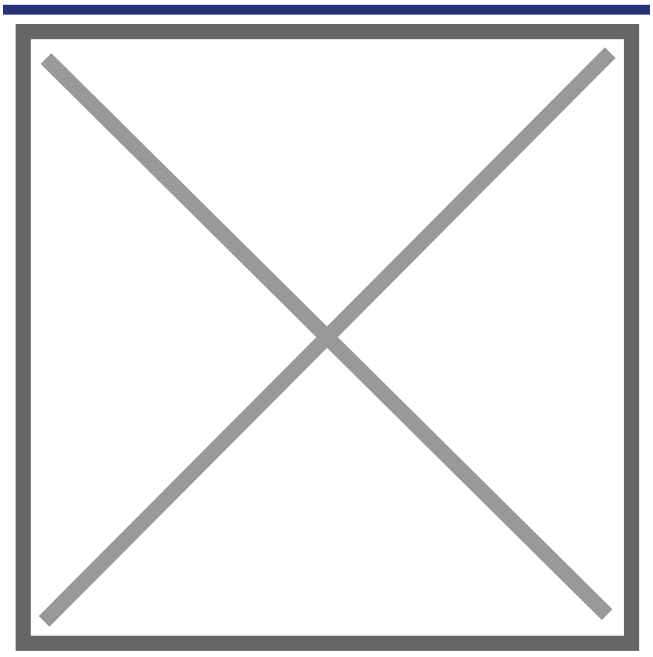


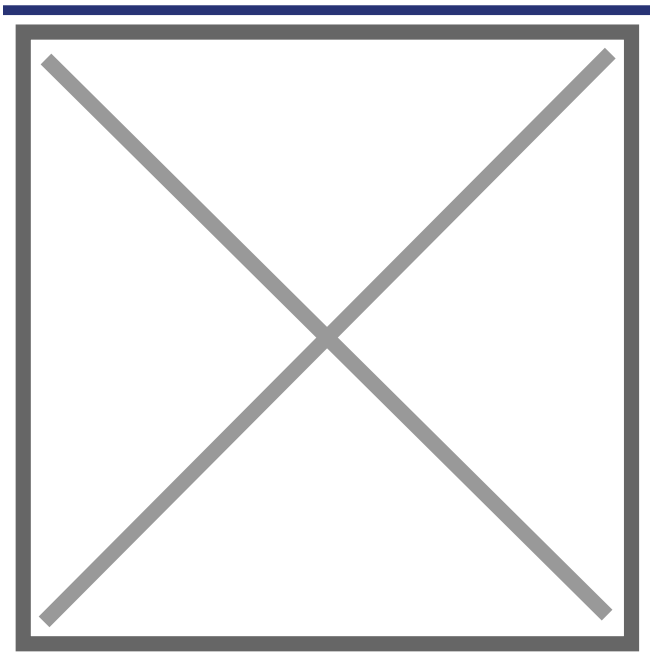


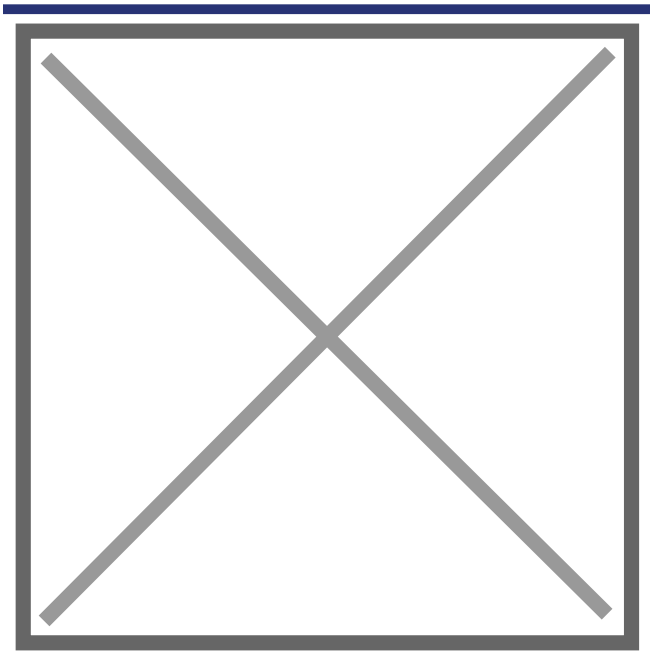


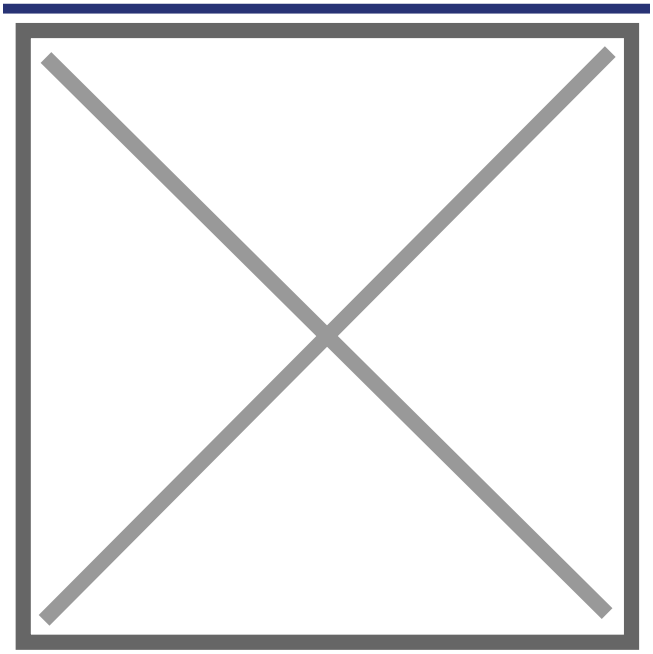


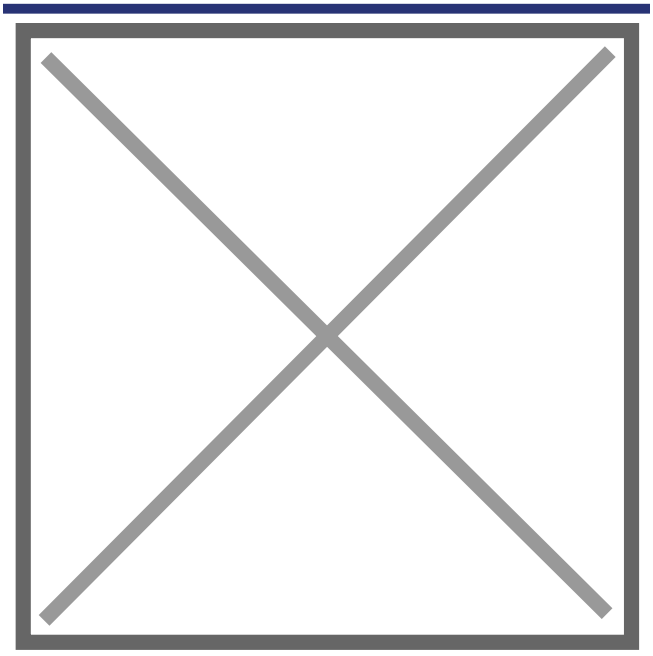


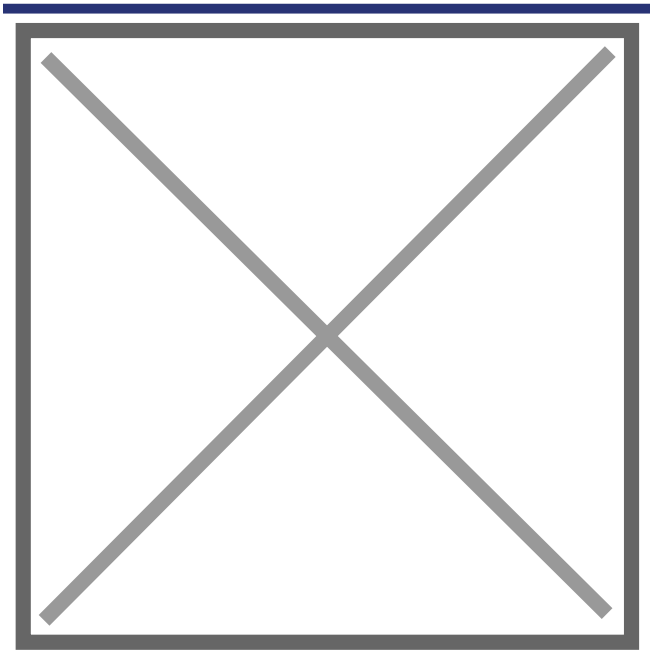


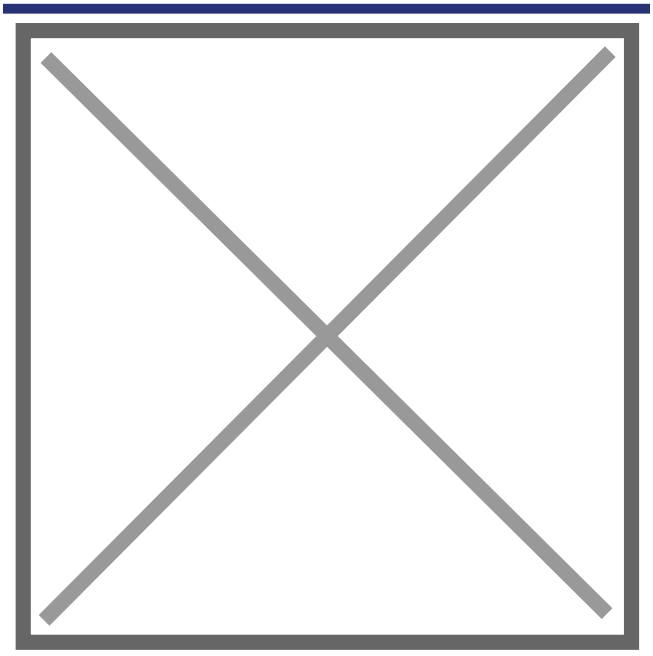












Location & Details



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

- Reference: 2709
- Villa/Farmhouse
- Panoramic View
- 18 km to Lake
- 60 km to Sea
- 2.5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 749.000

- Floorspace: 250 m^2
- SQM Plot: 11200 m^2
- Bedrooms: 4
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

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 a 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?

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