Pescia – Toscana

Magnificent newly renovated farmhouse with pool and 2.5 hectares of land

Property ID: IT252942490

PURCHASE PRICE: 1.350.000 EUR • **LIVING SPACE:** ca. 300 m^2 • **ROOMS:** 15 • **LAND AREA:** 24.000 m^2

Property ID: IT252942490 - 51017 Pescia – Toscana

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At a glance

Property ID	IT252942490
Living Space	ca. 300 m²
Rooms	15
Bedrooms	8
Bathrooms	8
Year of construction	1800
Type of parking	1 x Other

Purchase Price	1.350.000 EUR
Commission	Subject to commission
Total Space	ca. 300 m²
Equipment	Swimming pool

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The property

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The property

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A first impression

We offer for sale a wonderful rustic farmhouse under complete renovation, with delivery time between 8 and 12 months.
It will be composed as follows :
(a) on the first floor no. 5 rooms all with bathroom;
b) on the ground floor living area of about 180 sqm.
(c) pergola of about 29 sq. m.
d) swimming pool on the west side of 12.00x 5.00 meters (see plan);
Fine finishes however to be agreed; air conditioning in all rooms,
New plumbing system;
New air conditioning system;
New electrical system;
Renovated and insulated roof;
Roofing with new mantle with terracotta tiles.
Copper ducts
Wall thickness from 45 cm to 65 cm.
Parquet floors in the rooms.
Accompanying land partly cultivated with olive grove partly with lawn with area of about 24,000 square meters.
Utilities:
(a) aqueduct;
(b) methane gas;
(c) Enel connection;
(d) exclusively owned artesian well.
Right of withdrawal from the existing spring on the south side under the road.
Possibility of extension of about 60 sq. m. - possibility 8 rooms 8 bathrooms

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Details of amenities

- Independent heating
- Uncovered parking space
- Wooden window frames/double glazing
- Quad exposure: west east north south
- Terrace
- Garden
- Swimming pool 12x5m
- Veranda
- Pergola of about 29 sqm
- Land of 24,000sqm (approx.)
- Fireplace
- Air conditioning
- Electrical system according to standards
- Suspended sanitary fixtures
- Jacuzzi
- Shower
- Alarm predisposition

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Contact partner

For further information, please contact your contact person:

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