

PODERINO NEAR STICCIANO

Roccastrada, Grosseto



HOUSE: 5 rooms, 1 bathroom with shower-stall, 1 guest-toilet, livable surface around 80 sq.m (96 sq. yards) plus further 30 sq.m (36 sq. yards) in adjoining rooms (storeroom and cellar). Modern-comfily renovated, fully equipped kitchen, wood stove and fireplace in the living. Main bedroom opens onto the living room. Veranda outside of the living room, large pergola walled up two-thirds on the rear and side. Most suitable for a (small) family given the possibility to convert some of the rooms (ref. Potentiality).

LAND: 1.7 hectares (4.2 acres) completely fenced off with 90 olive trees, 40 fruit trees, 80 cork oaks and 360 vines. Partly terraced garden surrounding the house. Fabricated swimming pool 5x10 m with views as far as the sea. Large storehouse with every possible tool for running the farm (tools and machinery sold separately).

POSITION: The property is about 2 km distant from the village. No modern-day infrastructure in sight. Level white top access road in good conditions and thus easy to drive on with a normal car. From the village to Grosseto it is around 20 km, 10 km to the Aurelia-freeway offering good connections to both Rome and Livorno/Pisa.

PRICE: (asking) 620'000 Euro.

There is a possibility to increase livable space by converting adjoining rooms, maybe by enclosing the pergola.

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