

Massarosa - Toscana

# Farmhouse in the hills of Massarosa - Lucca

Property ID: IT252942395



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**PURCHASE PRICE: 845.000 EUR • ROOMS: 6 • LAND AREA: 7.200 m<sup>2</sup>**

**Property ID: IT252942395 - 55054 Massarosa - Toscana**

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## At a glance

<b>Property ID</b>	<b>IT252942395</b>
<b>Rooms</b>	<b>6</b>
<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>2</b>

<b>Purchase Price</b>	<b>845.000 EUR</b>
<b>House</b>	<b>Service area [motorway]</b>
<b>Commission</b>	<b>Subject to commission</b>
<b>Total Space</b>	<b>ca. 250 m<sup>2</sup></b>

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## **Energy Data**

Type of heating	Single-storey heating system
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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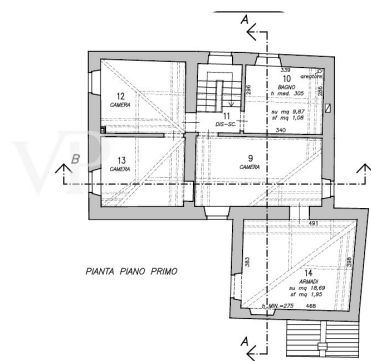
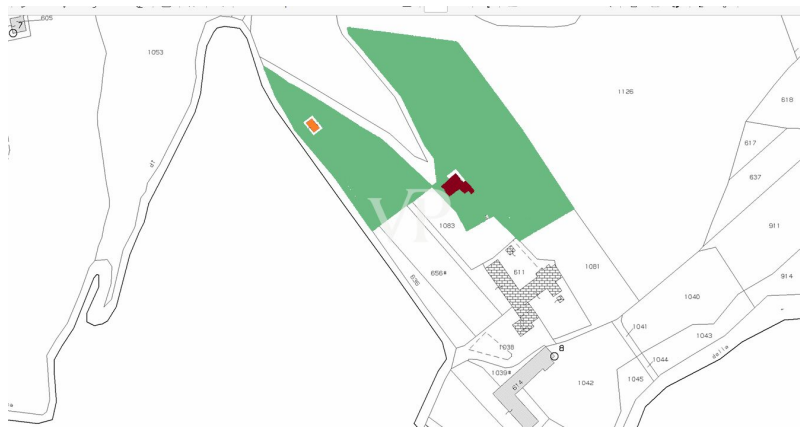
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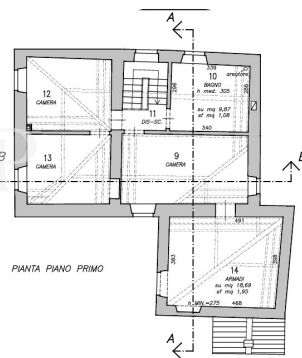
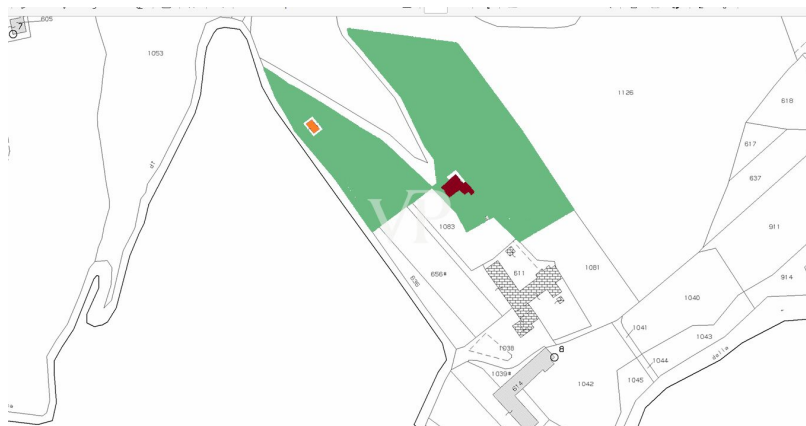
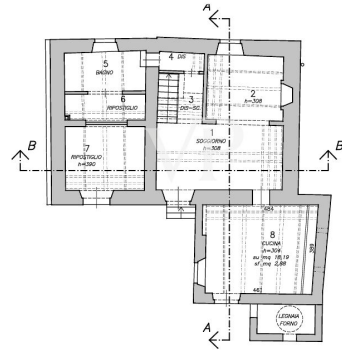
## The property

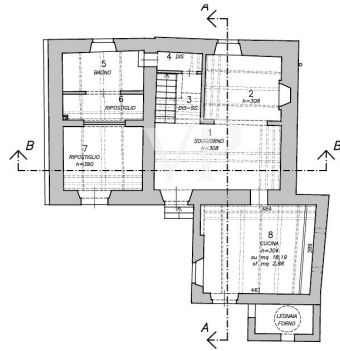


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## Floor plans







This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

On the hills of Massarosa only 30 km from the International Airport Galileo Galilei of Pisa, reachable by paved road, in a panoramic area of unquestionable scenic beauty, we propose a finely renovated typical Tuscan farmhouse. The property is spread over 2 floors and offers a total area of 213 square meters. On the ground floor we find, with direct access from the garden, a large open space used as a dining room and living room with fireplace to warm the winter evenings, kitchen, hallway and large utility room with bathroom. The garden is a real paradise, with a pergola in the vicinity of the kitchen where it is possible to organize dinners with family and friends on summer evenings.

On the first floor reached by an internal staircase, we find three bedrooms and a private study with a large bathroom and bathtub. This floor offers spacious and bright spaces for resting and working, with the possibility of enjoying the panoramic views of the surrounding countryside. The property also includes a cellar of about 21sqm and a 7200sqm olive grove with a wood-burning oven, perfect for making artisanal bread and focaccia.

This farmhouse is a unique opportunity for those looking for a quiet place to live in harmony with nature and enjoy the tranquility of the Tuscan countryside while remaining close to the city.

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## **Details of amenities**

- Cellar 21 sqm
- Olive grove 7200 sqm
- Pergola
- Wood-fired oven

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## **All about the location**

**The solution is located in the hills of Massarosa just 30km from Pisa's Galileo Galilei International Airport, in a scenic area of unquestionable scenic beauty and accessible by a paved road.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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