

Roccatederighi – Toscana

Vacation home in Tuscany - Roccastrada

Property ID: IT252942462



www.von-poll.it

PURCHASE PRICE: 450.000 EUR • LIVING SPACE: ca. 140 m² • ROOMS: 7 • LAND AREA: 38.000 m²

Property ID: IT252942462 - 58036 Roccatederighi – Toscana

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252942462 - 58036 Roccatederighi – Toscana

At a glance

Property ID	IT252942462
Living Space	ca. 140 m²
Rooms	7
Bedrooms	4
Bathrooms	2

Purchase Price	450.000 EUR
Commission	5% zzgl. VAT/MwSt/IVA
Total Space	ca. 255 m²
Usable Space	ca. 175 m²

Property ID: IT252942462 - 58036 Roccatederighi – Toscana

Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Energy certificate valid until	05.09.2035	Final Energy Demand	200.00 kWh/m²a
		Energy efficiency class	G

Property ID: IT252942462 - 58036 Roccatoderighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatederighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatederighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatederighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatederighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatoderighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatoderighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatoderighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatoderighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatoderighi – Toscana

The property



Property ID: IT252942462 - 58036 Roccatederighi – Toscana

A first impression

A detached house in Roccaderighi, situated on a hill, the large garden offers picturesque views of typical Tuscan hills. From every point you can see the nearby town of Roccastrada, which is only 25 km away.

The house consists of 2 floors and a garden of about 2000 m². On the second floor, which is accessed externally by a staircase, there are 2 double bedrooms, a large bedroom with private bathroom, an anteroom for office and another bathroom.

On the ground floor is the large living area with kitchen and dining area, as an open space with double-sided access to the garden. From every floor and every room there is a wide panoramic view.

The house also has a wine cellar.

The garden is well connected to the entire ground floor of the house, and there is also a sheltered barbecue area.

Property ID: IT252942462 - 58036 Roccatederighi – Toscana

Details of amenities

In the hills of the upper Maremma, in the province of Grosseto, lies Roccatederighi, an ancient and charming village nestled on a spur of volcanic rock that still retains the characteristics of a medieval village.

Walking through the alleys carved into the trachyte, one notices how the natural shapes of the rocks were used to build the village. In fact, in every small square and street you can see the volcanic rocks used as foundations or defensive ramparts.

A continuous up and down of narrow streets leads to the "Piazzetta Senesi," where the clock tower, the remains of the walls and ancient buildings form a fairytale setting.

It continues to the Romanesque parish church of S. Martino and the top of the cliff, from which the view sweeps over the entire Grosseto plain to the Mediterranean islands.

Property ID: IT252942462 - 58036 Roccatederighi – Toscana

All about the location

Roccatederighi: 1.2 km

Roccastrada: 7 km

The sea is within sight: 28 km

Castiglione della pescaia: 35 km

Massa marittima: 20 km

Property ID: IT252942462 - 58036 Roccatederighi – Toscana

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com