

Pescia - Toscana

Magnificent newly renovated farmhouse with pool and 2.5 hectares of land

Property ID: IT252942490



www.von-poll.it

PURCHASE PRICE: 1.350.000 EUR • LIVING SPACE: ca. 300 m² • ROOMS: 15 • LAND AREA: 24.000 m²

Property ID: IT252942490 - 51017 Pescia - Toscana

- At a glance
- The property
- A first impression
- Details of amenities
- Contact partner

Property ID: IT252942490 - 51017 Pescia - Toscana

At a glance

| | | | |
|----------------------|------------------------|----------------|------------------------|
| Property ID | IT252942490 | Purchase Price | 1.350.000 EUR |
| Living Space | ca. 300 m ² | Commission | Subject to commission |
| Rooms | 15 | Total Space | ca. 300 m ² |
| Bedrooms | 8 | Equipment | Swimming pool |
| Bathrooms | 8 | | |
| Year of construction | 1800 | | |
| Type of parking | 1 x Other | | |

Property ID: IT252942490 - 51017 Pescia - Toscana

The property



Property ID: IT252942490 - 51017 Pescia - Toscana

The property



www.von-poll.it

Property ID: IT252942490 - 51017 Pescia - Toscana

The property



Property ID: IT252942490 - 51017 Pescia - Toscana

The property



Property ID: IT252942490 - 51017 Pescia - Toscana

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

Property ID: IT252942490 - 51017 Pescia - Toscana

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

Property ID: IT252942490 - 51017 Pescia - 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