



Le Selve

Στοιχεία μεσίτη

Όνομα:	Edward Crompton
Όνομα εταιρείας:	Realpoint Property Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 2,708,340.79

Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Tuscany
Δημοσιεύθηκε:	08/11/2020
Περιγραφή:	

Set in the Mugello Valley, on the foothills of the Tuscan Apennine (315m above sea level), the property is ideally suited as a fabulous second home or B&B. Located in green Tuscan landscape with the possibility to explore the little villages of the area, rich in history and art or well-known cities such as Florence (35 km away), Arezzo, Lucca, Siena and Ravenna.

The buildings are surrounded by noble-broadleaf trees that create an ideal atmosphere for a relaxing holiday. The property has been refurbished respecting the original structure of the buildings.

Main House

The main house is divided into two floors that measure 130 sq. metres each. The building has undergone extensive refurbishment. The works included new roof, heating system, double-glazed windows, new doors, floors, bathrooms etc.



The other buildings were first used for agriculture as barns and wine cellar.

The wine cellar is the newest building (built in 1971) and measures 60 sq. metres (with a ceilings of 4.25 metres height). This building is now used as a warehouse and hosts the outdoor furniture and plants in winter, as well as tools.

The other buildings that were refurbished are the following and have been used as an Agritourism which began operating in 2000.

Capanna

Independent building on two levels with two bathrooms, two bedrooms, living room and kitchen. The apartment is accessible on two levels. 75 m2

Quercia Rossa

Independent building on one level with bathroom, bedroom, living room and kitchen. 57m2.

Ulivo

Bathroom, bedroom, living room and kitchen. 39 m2.

Ciliegio

Bathroom, bedroom, living room and kitchen. 52m2.

Land

7 ha of land with 5,000 broad-leaved trees. As the trees were planted (1996), the grounds have been completely fenced in order to preserve the trees from damage from the local fauna. The rest of our grounds host a large vegetable garden, olive trees and several fruit trees.



The swimming pool (7x14 metres) was built in year 2004. In the garden there is also a barbecue, large wooden tables for a refreshing dinner in the evening, table tennis, volley ball and playground.

Details

Bathrooms of the property:

Main house: 1 Bathroom with window, bathtub, sink, toilet and bidet. 1 guest toilet with window, shower and sink. 1 Bathroom with window, shower, sink, toilet and bidet (ground floor).

Capanna : 1 Bathroom with window, shower, sink, toilet and bidet (ground floor).
1 Bathroom without window, shower, sink, toilet and bidet (first floor).

Quercia Rossa, Ciliegio, Ulivo: with window, shower, sink, toilet and bidet (the bathroom in Ulivo is without window).

Water supply: Public water system and water pump (underground reserve of 500 litres to be used in emergency situations, only if needed).

Well: currently used to water the gardens around the buildings.

Rainwater reserve: about 25,000 litres the system uses old wine barrels in which the water is collected and is used to water the vegetable garden.

Warm water: the water is heated through the gas system. Additionally the main house and the building Quercia Rossa use a water heating systems of 300 litres heated with solar power.

Heating: All accommodation is independently heated and have their own gas metres. Additionally the main house and the building Quercia Rossa can also use a wood heating system (located in a room of the main house).



Additionally three open fire places are located in the main house, in the building Quercia Rossa and in the building Capanna.

Sewage system: Because of its position the property is not linked to the public sewage grid. Therefore all the building have been refurbished in compliance with the public sewage regulations.

Windows and doors: Each accommodation is double-glazed apart from the building Capanna. The building Capanna and the main house both have wooden window shutters.

All the doors have been replaced in each building during the refurbishment and are made of chestnut or larch wood.

The condition of the buildings is generally good. The bathrooms In the main house could possibly be refurbished as they might look a bit dated.

The building Capanna would need a new roof cover (to consider to incorporate a photovoltaic system on the roof as one half of the roof faces south) and also the double glazing should be considered.

Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	7
Τελειωμένα τετραγωνικά πόδια:	475 τ.μ
Μέγεθος αυλής:	70000 τ.μ

Lease terms

Date Available:

Contact information

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