



## La Fornacina

### 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:	EUR 800,000

### Τοποθεσία

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

### A Way of Living

La Fornacina is like a famous painting: it needs to be discovered, understood and fall in love with it. A Tuscan farmhouse in stone dating from the 19th Century and remodeled with a particular authentic touch. Over twenty years ago, it was converted to provide short term rental accommodation.

The property takes its name from an old furnace. The occupants of La Fornacina used to fire bricks in order to build the farms of the area. The house is sited on a slight hill, typically Tuscan and has 1.8 hectares of land. The property is in the middle of the countryside with the closest house a quarter of a mile away.

### The Property



## The Main House

270 m2, 11 rooms and 6 bathrooms

At the center of the property stands the main house, entirely made of stone and built in two levels.

The house features:

A huge dining room at the entrance facing south West, called the Winter's Garden, with a beautiful crystal and elm wood table made reusing an old Maremman cart's chassis, in a very creatively way. Contiguously, there is a very bright office space overlooking the garden.

The large living room is organized in 2 levels and in the center there is a beautiful stone 4-sided fireplace. The cozy bar space introduces to the big kitchen that has a small washroom, a cooking stove centrally placed, a wood oven, large and wide windows that give plenty of light reflecting on the beautiful white and blue tiles, handmade in the famous furnaces of Vietri sul Mare. On the north side of the external area there is a convenient laundry room.

6 Bedrooms.

The ground floor has 3 bedrooms: one double room close to the living room, with a private bathroom and an oven/fireplace. On the same level, but on the South east side, there are 2 more double bedrooms, both with private entrances. One has a loft bed and private bathroom with shower. The other one is bigger with a larger bathroom with bathtub.

On the first floor there are 3 more bedrooms: one double bedroom with fireplace and private bath with shower. One single room, perfect as service room as well, and another double room with bathroom and bathtub.

All the rooms are decorated with family pieces of furniture or collected during world travels of the owners. Bathrooms feature ceramic tiles from Vietri.



On the South West front of the house stands a large gorgeous porch.

## **The Cottage**

80 m2, 5 rooms, 3 bathrooms

We call the cottage La Casetta, which means little house, this is a very precious part in a place like La Fornacina. It's a cozy nest painted in lilac alike some of its furniture.

It features a luminous yellow and white kitchen overlooking the patio with a beautiful wisteria that grows over it, a small living room equipped with a fireplace and 2 double bedrooms, a large office/dressing room with a vintage bathtub and 3 bathrooms, all with shower.

## **The Garden, the Vegetable Garden and the Cultivable Soil**

We call it the magic garden, and is rich of exotic and Mediterranean scents, flowery in every season, equipped with a large pool (14 by 6 meters) with solarium, a cozy shady wooden patio where to relax ; a wellness area with Finnish Sauna and a panoramic Jacuzzi. To complete the charm, there is a beautiful stoned barbecue.

La Fornacina is able to get an extremely blooming garden thanks to a purifier equipment that guarantees the recirculation of all the water used, pouring all the purified water into a pond to abundantly water the plants during Summertime.

The organic vegetable garden spreads out all over the backside of the house and provides fresh and flavorful vegetables during all the seasons.

The garden's soil is extremely fertile and that represents an important detail of the authentic property's heritage. Around 1 hectare of soil is cultivable and it can be ideal to grow olive orchards, vineyards and intensive crops.



At the moment, on the property there are some orchards, among which 15 olive trees of 20 years old circa. There is also a 9 m2 tool shed and a small deposit for all the country machines.

On the north side, there is a large parking lot with 6 shaded spots and all the necessary space for the maneuvers.

## Κοινά

Κρεβατοκάμαρες:	8
Μπάνια:	9
Τελειωμένα τετραγωνικά πόδια:	350 τ.μ
Μέγεθος αυλής:	18000 τ.μ

## Building details

Αριθμός ορόφων:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX4.691.418
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