



## Podere Sarzana

### Agent Info

Name: Edward Crompton  
Company: Realpoint Property Ltd  
Name:  
Country: United Kingdom  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website:

### Listing details

Property for: Sale  
Price: EUR 1,856,000

### Location

Country: Italy  
State/Region/Province: Liguria  
City: Sarzana  
Posted: Nov 08, 2020

### Description:

Farm for sale including a villa of 100 m2, cow sheds, 2,500 m2 vineyard, 40,000 m2 of crops. Excellent connections to highway, railroad and Pisa airport. Planning permission to built another 3 apartments and 4 rooms for b&b and tourist use  
Villa, 2 bedrooms, one bathroom, 1 kitchen, 1 sitting room, 100 sq meters.  
Farm buildings include: cowshed for 17 adult cows, 4 milking points, running water, automatic cleaning device, pipe line to send the milk to the milk container, which keeps the milk in movement at 4degreesC.  
Washing system for the milk pipe line.  
Store room for cheese including refrigerator. Little cheese production room including all necessary devices ( caseificio ), authorized as well.  
Water heating system both with gas and solar  
Stable for up to 10 pigs, with running water and cleaning device. The stable is authorized only for pigs reared, fattened and slaughtered on request and not for industrial production.. (270 sq. meters)

There is also approx 300 sq. meters coverage to store hay, tractors  
The stable and the little villa are completely renovated, while the coverage is new.  
The part which still needs to be rebuilt ( for an agriturismo ) is planned for approx. 400 sq. meters and includes 4 apartments which will sleep up to 4 people each and 3 double bedrooms. The apartments are with kitchen and one of the apartment is designed for handicapped persons. All with their own bathroom.



Besides, there will be a reception office and 2 store rooms, one changing room, one kitchen for general use for the clients (for example, if they wish to prepare a meal together and eat together without using their kitchen ) and one linen room

The total area is just over 40,000 sq. meters: 30,000 m2 of land for hay, 2,500 sq. meters vineyard ( about 2,500 m2 vines), 2,500 m2 are pasture and on the last 5,000 there are the buildings and parking area.

## Common

Lot Size: 40000 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.691.374

