



AZIENDA AGRICOLA LA MADDALENA



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 1,506,851.17

Location

Country: Italy
State/Region/Province: Tuscany
City: Asciano
Posted: May 07, 2022

Description:

In the Tuscan countryside, near Asciano, Farm with farmhouse, located in a panoramic position, from which you have a splendid view over the surrounding countryside. The property is located just 5 km from Asciano and Sinalunga, twenty minutes from Montepulciano and about an hour and a half from Florence. The main house, partially to be restored, has a classic horse-shoe shape and is surrounded by two lovely porches. It is disposed on three levels and is composed as follows: - Basement floor: used as a cellar. - Ground floor: bright living room with living area accessed through a lovely porch, a kitchen and a bathroom. Also, on the ground floor there is a spacious warehouse and two rooms used as storage. - First floor: is accessed by internal and external staircase and is made up of 3 large bedrooms with a wonderful view of the garden and the surrounding countryside. The house is surrounded by a garden of 2740 square meters and not far away there are two annexes used as storage for agricultural machinery and tools. All around we have approximately 34 hectares of land of which 325.049 sqm (arable land), 4.500 sqm (coppice woodland) 183 sqm (high woodland) 12.023 sqm (olive grove). The property includes a large barn of 268 sqm and a large warehouse of 480 sqm.

The property was purchased in 1970. The last restoration, dating back to 1990, has been carried out trying to maintain the typical characteristics of the Tuscan rustic tradition.

The property is provided with all utilities. The heating is guaranteed by an autonomous LPG underfloor heating system, while the water supply comes from a well, a cistern for rainwater and 3 small ponds.

The property is perfect both as a main residence and as a secondary residence to be inserted in the rental



circuit.

The property is situated 10 minutes from the town of Asciano. Other destinations within easy reach are Siena at 45 km (40 minutes), Monteroni d'Arbia at 28 km (37 minutes), Castelnuovo Berardenga at 26 km (27 minutes), Rapolano Terme at 14km (17 minutes). The nearest airport is Perugia, which can be reached in about an hour, otherwise it is about an hour and a half by car to Florence.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller client's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence can be requested by the client at the time of real interest in the property.

This property is in the name of a natural person (s) and the sale will be subject to registration tax according to the regulations in force (see purchase costs from the private individual).

Condition: Reformed
Built: 1900

Common

Lot Size: 344585 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/KPMQ-T1270/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 7114

