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Rustic/Farmhouse/Court for Sell in Magliano in Toscana

📍 LA CARLA, Grosseto, 58051 (GR)

450.000€



Contact info



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Description

Magliano in Toscana farmhouse for sale

Just 4 km from the picturesque village of Magliano in Toscana, we offer for sale an independent farmhouse immersed in the quiet and greenery of the Maremma countryside

The property is located in the suggestive area of Carla renowned for its gentle grassy slopes. The farmhouse enjoys a privileged position, slightly raised above the access farm road, which ensures excellent natural ventilation even during the hottest summer months.

Built in the 50s in full agrarian reform, the farmhouse has a usable surface area of 142 m2 and can be expanded up to 200 m2 even with the adoption of the new operational plan.

The house is on two levels, on the upper floor there is a living area with kitchen, two spacious double bedrooms and a bathroom. On the ground floor there are three accessory rooms, as well as a warehouse, tool shed and an old chicken coop.

The property can be purchased as a farm, benefiting from significant tax advantages both on purchase and management. The surrounding land extends for 10 hectares in total with 1.9 hectares of Morellino DOC and IGT vineyards, half a hectare dedicated to olive groves with 94 old plants and high yield, the remainder as irrigated arable land. The income generated by the vineyard is sufficient to cover the annual costs of managing the property.

It is also possible to build a swimming pool to complete the relaxing experience and make the most of the unique natural context.

Energy Class G

EpGln under evaluation

REF.1644

Details



Property ID: CBI026-26-1644



Surface: 148.00 m²



Rooms: 6



Bathrooms: 1



Energy Class: G



Bedrooms: 2

Property Features



Floor: On two levels



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 148.00 m²



Rooms: 6



Bedrooms: 2



Bathrooms: 1



Kitchen: Habitable



Garden: Private,



Fireplace: Yes

Nearby



Gyms



Spa



Football Fields



Fitness Centers



Tennis Courts



Bike Lanes



Playgrounds



Railway Station



Public Transport



Kindergarten



Elementary Schools



Schools



High Schools



Cafe



Post Offices



Shopping Centers



Municipal Offices

Images



