**Coldwell Banker Immobiliare NET/RE**
Via Aurelia Tarquinia, 37 - 01014 Montalto di Castro
P.IVA e C.F.: 02309140560
Tel.: 3319506570

# Rustic/Farmhouse/Court for Sell in Capalbio - Area: Capalbio

Località Centro D, Grosseto, 58011 (GR)

380.000€

## Contact info

Coldwell Banker Immobiliare NET/RE

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Phone: 3319506570
Email: montalto@cbitaly.it

# Description

TUSCANY – GROSSETO – CAPALBIO
PORTION OF FARMHOUSE

Portion of a farmhouse with a total commercial surface area of 215 m2, on two levels and currently divided into two independent apartments with the possibility of uniting them into a single housing unit, with a splendid view of Capalbio.

The farmhouse is composed as follows:
on the ground floor, for a total commercial area of 100 square meters, we find an entrance with a paved outdoor area of about 40 square meters and a glass-enclosed porch. Inside we have a living room with fireplace, a kitchen, a closet, two bedrooms and a bathroom.

on the first floor, for a total commercial surface area of approximately 115 m2, which is accessed by an internal flight of stairs, we have a glass-enclosed terrace, with a wonderful view of Capalbio, a living room with fireplace, kitchen with closet and a hatch that can give access to a partially usable attic room, two bedrooms and a bathroom.

In front of the property we find a land in co-ownership with the entire residential complex. Specifically, each property benefits from a part of about 500 square meters equipped with exclusive well water, equipped with pump and power supply, olive trees and fruit trees.

If interested, a separate warehouse space can be purchased 20 meters away from the commercial area of 36 square meters, with an exclusive garden area of approximately 50 square meters. The whole property can be subject to a change of intended use to residential use. Asking price: €95,000.00.

The property is located 800 metres from the Aurelia road, 3 km from the sea and 6 km from the centre of Capalbio.

Contact us for more information or to make an appointment.

# Details

| | |
|---|---|
| Property ID: CBI105-2148-355 | Surface: 200.00 m² |
| Rooms: 10 | Garden: Comune, 525 sqm |
| Bathrooms: 2 | Energy Class: E EP glnr: 122.00 kwh/m² |
| Bedrooms: 4 | |

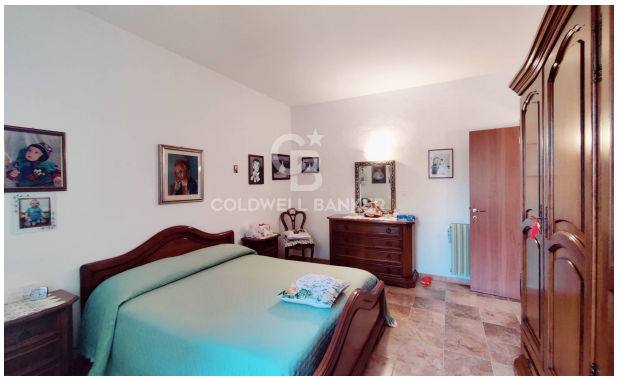
# Property Features

- Floor: Ground floor
- Conservation status: Good
- Current condition: Free upon deed
- Surface: 200.00 m²
- Rooms: 10
- Bedrooms: 4
- Bathrooms: 2
- Kitchen: Habitable
- Position: Peripheral
- Shower: Yes
- Parking space: Covered
- Garage: Single
- Garden: Common, 525 sqm
- Fireplace: Yes

# Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Municipal Offices / Town Halls

# Images



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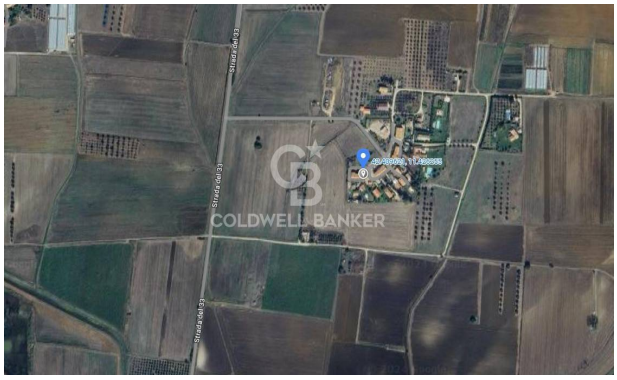
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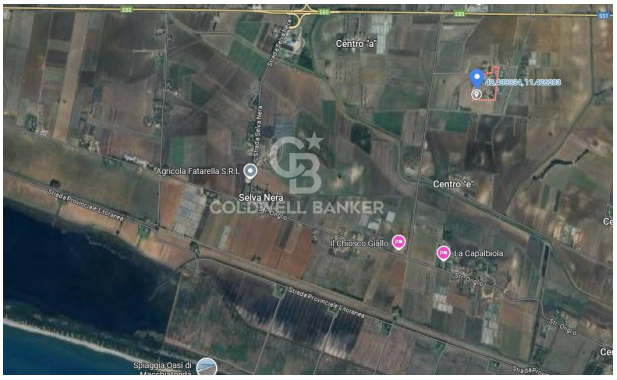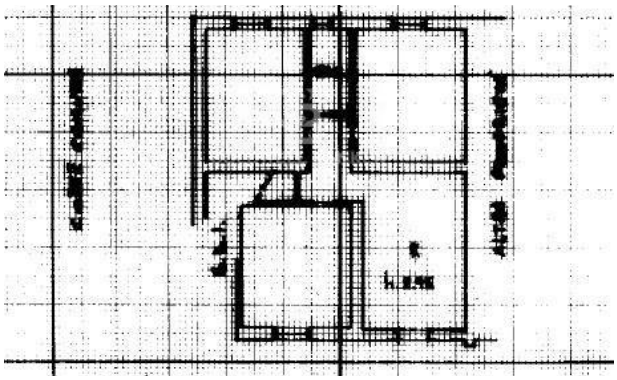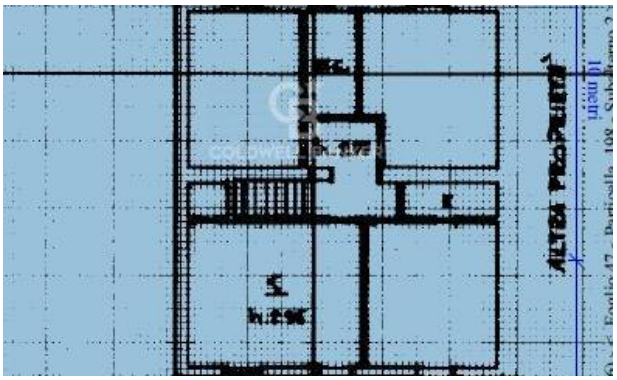
Centro "a"
Agricola Fatarella S.R.L.
Selva Nera
COLDWELL BANKER
Centro "e"
Il Chiosco Giallo
La Capalbiola