



## AZ318 - 15-hectare farm with farmhouse, winery and outbuildings



### Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 812,338.79 |

### Locatie

|                             |                     |
|-----------------------------|---------------------|
| Aanbevolen Auto Onderdelen: | Italy               |
| Staat/Regio/Pronvincie:     | Tuscany             |
| Plaats:                     | Magliano in Toscana |
| Geplaatst:                  | 23-07-2024          |

### Omschrijving:

Magliano in Tuscany (GR), Loc. Sant'Andrea: Farm estate with farmhouse, cellar, outbuildings, and approximately 15 hectares of land composed of:

- About 12 hectares of arable land on a gentle hill;
- About 1.3 hectares of vineyard producing quality Vermentino, Sangiovese IGT, and Morellino di Scansano DOCG;
- About 2 hectares of olive grove in production with approximately 600 plants;
- Farmhouse of about 170 sqm on two levels consisting of an apartment with living room, kitchen, two bedrooms, bathroom, and storage room on the ground floor, and an apartment with living room, kitchen, two bedrooms, and bathroom on the first floor. The first-floor apartment has independent access from an external staircase with a terrace;
- Semi-basement cellar of 40 sqm.

The property includes various outbuildings for tool sheds, warehouses, and a barn.

Completing the property is a pond for irrigation and PAC quotas.

Panoramic position.

### Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 4                  |
| Badkamers:                  | 2                  |
| Afgewerkte vierkante meter: | 710 m <sup>2</sup> |

### Room details



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Total rooms: 8

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/CEAS-T1401/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/CEAS-T1401/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: az318

