



## listing



### 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: EUR 1,950,000

#### Location

Country: Italy  
State/Region/Province: Tuscany  
City: Roccastrada  
Posted: Jul 06, 2024

#### Description:

In the heart of Maremma, land of butteri (shepherds on horseback typical of the Maremma area), unspoilt landscapes and age-old traditions, lies an organic farm with agritourism, an oasis of peace surrounded by greenery.

Let yourself be captivated by this beautifully restored 19th century property consisting of five stone buildings. The property is also surrounded by 46 hectares of olive groves and features a swimming pool, a relaxing spot surrounded by nature.

The main house is on three levels and is approximately 640 square metres. It consists of a main part with an independent entrance, two living rooms (one with fireplace), kitchen with wood-burning stove, storage room and bathroom. On the upper floor, instead, we have an open-plan study with a wood-burning stove, another larger study, a large bathroom and a bedroom. On the third, and last floor, there are four more bedrooms and a bathroom.

Three independent flats, equipped with all comforts and tastefully furnished in authentic Tuscan style, welcome guests to the farmhouse:

- Two-room apartment: living area on the ground floor and bedroom with bathroom on the first floor.
- Three-room apartment: living area on the ground floor and sleeping area with two bedrooms and two bathrooms on the first floor.



- Four-room apartment: on three levels, with living area, two bedrooms and two bathrooms on the first floor and a bedroom with bathroom on the attic floor.

A small, characteristic stone farmhouse of about 50 square metres, immersed in the olive grove, completes the hospitality of the agritourism.

The pool area, surrounded by olive trees and tall trees, is the ideal place to relax.

If you are a horse lover, this agritourism is definitely for you: open terrain, an equipped courtyard offering outdoor training and an unspoiled environment.

The property also includes a shed of about 200 square metres for storing tools, a building of about 70 square metres used as a laundry/warehouse and other volumes that can be used.

The pride of the farm are 2,500 olive trees in full production, the beating heart of an organic farming activity that is attentive to quality and respect for the environment. In addition, there is a well that supplies water.

The property is reached via a dirt road of about 2.5 km in good condition.

The agritourism is located close to urban centres, places of art and the sea of Castiglione della Pescaia, so you will be immersed in nature, but close to all the main services.

This property is ideal for those who wish to run a successful accommodation business in a unique and evocative context in contact with nature, immersed in the history and traditions of Maremma.

A real Eden in Maremma!

Price: 1.950.000,00 Euro

### **Common**

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	640 sq m
Floor Number:	3

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/LSEA-T128/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LSEA-T128/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

IMLIX ID:

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