

Bolgheri – Toscana

# Charming country house in Bolgheri

Objektnummer: IT24IT1020



[www.von-poll.it](http://www.von-poll.it)

KAUFPREIS: 1.850.000 EUR • WOHNFLÄCHE: ca. 350 m<sup>2</sup> • ZIMMER: 6 • GRUNDSTÜCK: 6.000 m<sup>2</sup>

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## Auf einen Blick

Objektnummer	IT24IT1020
Wohnfläche	ca. 350 m <sup>2</sup>
Bezugsfrei ab	nach Vereinbarung
Zimmer	6
Schlafzimmer	6
Badezimmer	7
Baujahr	1900
Stellplatz	4 x Andere

Kaufpreis	1.850.000 EUR
Haustyp	Einfamilienhaus
Provision	Subject to commission
Gesamtfläche	ca. 480 m <sup>2</sup>
Nutzfläche	ca. 0 m <sup>2</sup>
Ausstattung	Schwimmbad

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## Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung	Energieausweis	Bedarfsausweis
Wesentlicher Energieträger	Solar	Endenergiebedarf	25.73 kWh/m <sup>2</sup> a
Energieausweis gültig bis	29.11.2027	Energie- Effizienzklasse	A
Befuerung	Gas		

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## Die Immobilie



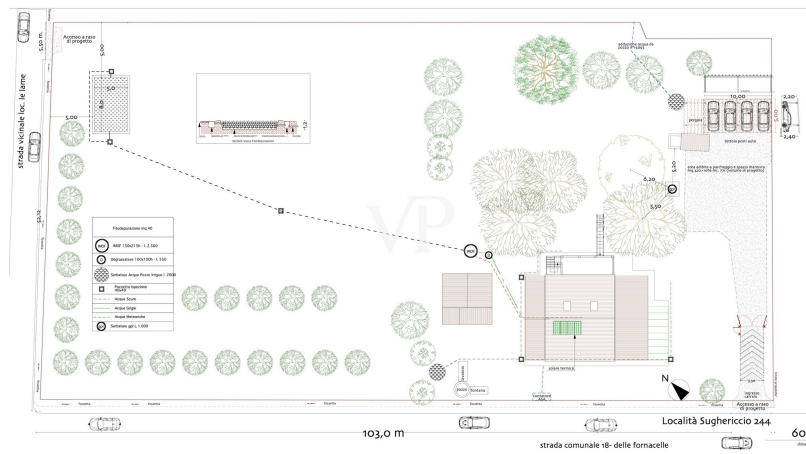
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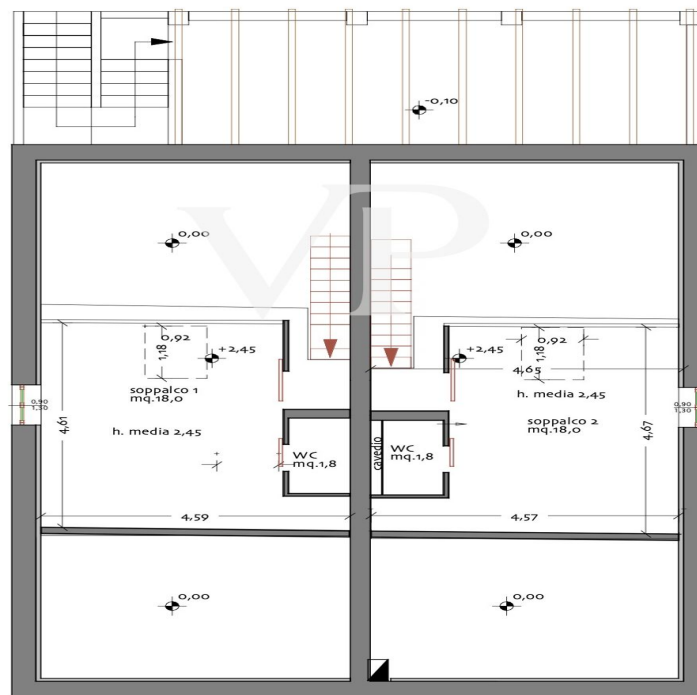
## Die Immobilie



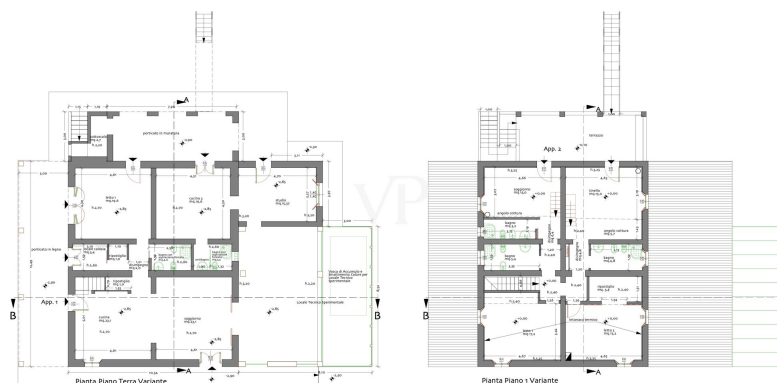
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# Grundrisse





Soppalchi Variante



Dieser Grundriss ist nicht maßstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

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## Ein erster Eindruck

Tuscan Charm: Elegance and Nature in Bolgheri In the heart of the lush Bolgheri countryside, this beautifully renovated farmhouse opens to a life of quiet and beauty. Respectful of green building techniques and completely renovated in 2009, the cottage retains its rustic charm with exposed stone walls, wood-beamed ceilings, and an enchanted garden where olive and fruit trees blend with views of Bolgheri's vineyards. The main house, now home to the owners, is harmoniously combined with four independent apartments, each a small retreat for those dreaming of a summer getaway in the heart of Tuscany. These apartments, rented during the summer season, offer an excellent opportunity for hospitality and income. However, it is possible through simple interventions, to be carried out in a few hours, to unify the rooms according to one's needs. Included in the property and directly accessible from the house is a mini indoor swimming pool with countercurrent swimming facility, perfect for relaxing after a day exploring the countryside or nearby historic villages. This property is not just a place to live, but an investment in wellness and tradition, promising a return both in terms of living and economics. It is an invitation to become custodians of an exclusive corner of Tuscany, where every day is an experience to be savored. An opportunity that deserves the attention of both those seeking a permanent residence and those who want an investment opportunity in one of Italy's most sought-after regions.

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## Ausstattung und Details

Carefully renovating an old farmhouse, making it comfortable, in line with the most modern prescriptions both in terms of energy saving and anti-seismic, is not an easy task, and if this beautiful property today looks authentic, faithful in its details to the Tuscan tradition but at the same time a home usable at any time of the year, without the typical flaws of country houses such as rising damp and poor thermal insulation, we owe it to the patience and precision of the current owners.

It would have been easier and more cost-effective to forego the renovation and proceed directly to demolition and construction from scratch, but we would have lost forever the charm of the ancient walls, which speak and tell us the history and life of times long gone by, when houses were built with what was available: stones (have you ever wondered where the name of the famous "Sassicaia" comes from) and wood. Stone, such as the pink stone that came from the quarries near San Vincenzo, a short distance away and which also provided the inspiration for the coloring of the plaster, which does not cover the walls but fills in the spaces between stones in the interior and exterior walls left face to face.

All materials used respect bio architecture, to enjoy life within these walls without exposing oneself to harmful factors, and many elements, such as the gratings, handcrafted to a unique design and not mass-produced, or the bathroom and floor coverings, are of design and very high quality.

A mini swimming pool with counter-current swimming, heated and accessible directly from the house, allows for a relaxing bath or a refreshing swim even outside the summer season.

The four apartments that are rented with great success during the summer season, enjoy very high ratings on dedicated portals, should you decide to continue this type of activity, you can count on an excellent start-up, otherwise it will be possible to reunite the spaces with a few simple interventions, in total or in part, reserving for example an apartment for guests.

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## Alles zum Standort

The cottage is located in the Bolgheri countryside, in the midst of the prestigious vineyards that produce the grapes for some of the world's most appreciated wines. Reachable by paved municipal road, the distances to the next town can also be easily traveled by bicycle, and the bike paths allow you to get even to the sea (total distance approx. 3.5km) without motor vehicles. Castagneto Carducci, the municipality of Bolgheri, is a gem set in the beautiful setting of Tuscany, an Italian region renowned for its natural, historical and cultural beauty. This medieval village, located in the province of Livorno, offers a perfect blend of history, culture, and nature, making it an ideal choice for those who wish to purchase a home in a prestigious location. The village is named after the famous Italian poet Giosuè Carducci, who spent part of his childhood there, and still retains an ancient and evocative charm. The narrow cobbled streets, historic buildings, churches and squares tell stories of centuries past, set in a natural environment of rare beauty. Geographical location is one of Castagneto Carducci's strong points: situated in the hills overlooking the Etruscan Coast, it offers breathtaking views of the Tyrrhenian Sea and Tuscan landscapes, with its vineyards and olive groves stretching as far as the eye can see. The area is also famous for the production of excellent wines, such as Bolgheri DOC, making life here a unique food and wine experience. Buying a home in Castagneto Carducci also means enjoying a mild climate year-round, with warm but breezy summers thanks to its proximity to the sea and mild winters. The location is perfect both for those looking for a permanent residence in a peaceful and inspiring setting and for those who want a second home where they can spend their vacations, immersed in nature and history. In addition to natural and historical beauty, Castagneto Carducci offers all the services necessary for quality living: schools, stores, restaurants, cultural and sports activities, not to mention the proximity to other pearls of Tuscany, easily accessible for day trips. In conclusion, buying a home in Castagneto Carducci offers the opportunity to live in one of the most fascinating and historically rich places in Tuscany, in an environment that guarantees quality of life, natural beauty, cultural richness, and unparalleled food and wine opportunities.



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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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