

Santa Luce – Toscana

# Rustic farmhouse divided into 4 apartments

Property ID: IT24IT1042



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**PURCHASE PRICE: 550.000 EUR • LIVING SPACE: ca. 390 m<sup>2</sup> • ROOMS: 22 • LAND AREA: 50.000 m<sup>2</sup>**

Property ID: IT24IT1042 - 56040 Santa Luce – Toscana

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## At a glance

Property ID	IT24IT1042	Purchase Price	550.000 EUR
Living Space	ca. 390 m <sup>2</sup>	Commission	Subject to commission
Rooms	22	Total Space	ca. 390 m <sup>2</sup>
Bedrooms	8		
Bathrooms	4		

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## Energy Data

Type of heating	Stove
Energy information	At the time of preparing the document, no energy certificate was available.

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## A first impression

15 km from the sea - Tuscan hills In a wonderful panoramic position, dominating, with a glimpse of the sea and the Island of Elba, farmhouse, currently in agricultural state, partly totally renovated and divided into 4 units, plus several storage rooms: Terratetto apartment of 84 sq.m. net with kitchen, living room with fireplace, bathroom on the ground floor and from 2 bedrooms, study and terrace on the upper floor; all recently renovated with independent heating with wood and LPG. Corner apartment placed on the ground floor, 45 sq. m. net, and composed of terrace, living/dining room with kitchen, bedroom, small bedroom, bathroom; all recently renovated with autonomous LPG heating. Corner apartment placed on the first floor, 45 sq. m. net, with access from exclusive staircase, and consisting of terrace, living/dining room with kitchenette, bedroom, small bedroom, bathroom; all recently renovated with autonomous LPG heating. Corner apartment of 65 sq m net, on the first floor, habitable but to be renovated, consisting of dining room, kitchen, two bedrooms, large storage room and bathroom. Independent lpg and wood heating On the ground floor rooms for storage, utility room, cellar for a total area of 85 sq. m. where it is possible to make an additional apartment. Outdoor storage room with oven, woodshed and laundry room. The property is completed by an exclusive land of about 5 hectares divided into two hectares of forest and the rest with olive grove, about 800 plants. Part of the land is crossed by an alley road. In the land adjacent to the house insists a large warehouse of c.ca. 60 sq.m. Access via convenient road partly with asphalt, passable by any means. Possible fractional sale

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## Contact partner

For further information, please contact your contact person:

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