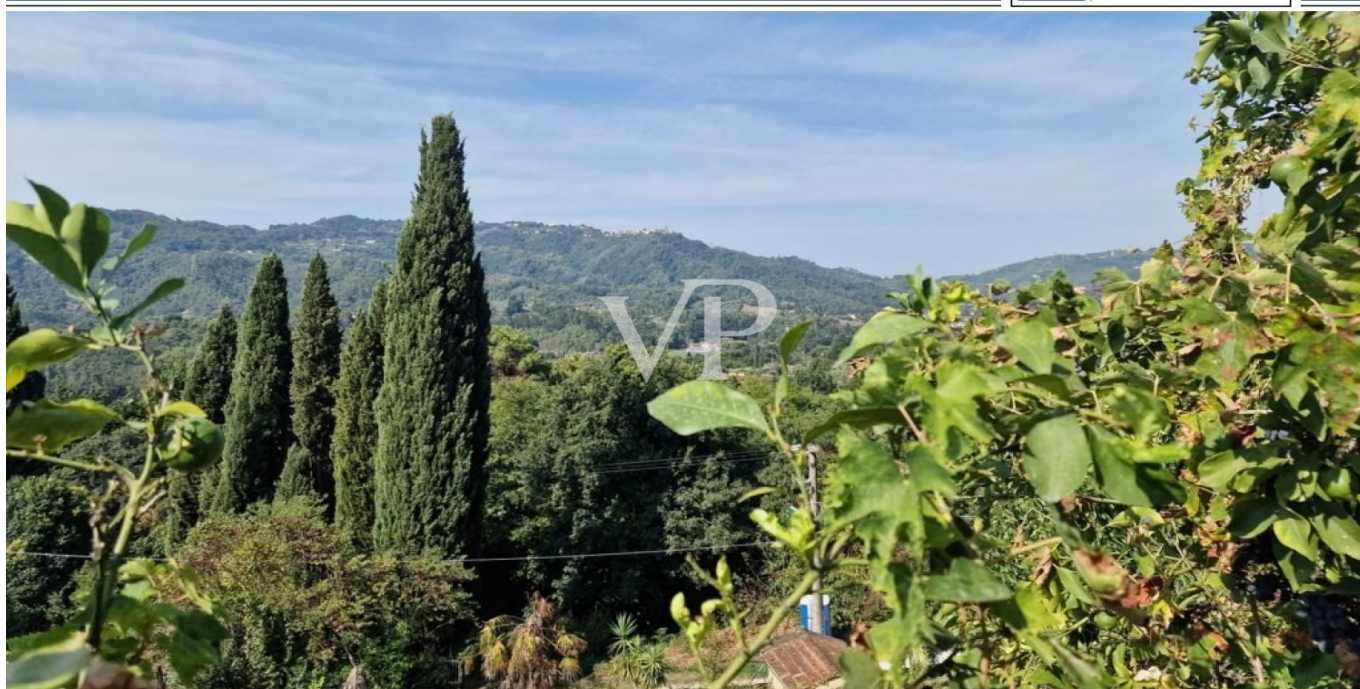


Camaione – Toscana

# Farmhouse on the green hills

Property ID: IT242941665



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

**PURCHASE PRICE: 1.000.000 EUR**

Property ID: IT242941665 - 55041 Camaiore – Toscana

- At a glance
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- Floor plans
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Property ID: IT242941665 - 55041 Camaiore – Toscana

## At a glance

Property ID	IT242941665
Year of construction	1800

Purchase Price	1.000.000 EUR
Commission	Subject to commission
Total Space	ca. 288 m²
Condition of property	Needs renovation

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## Energy Data

Type of heating	Stove	Energy Certificate	Energy demand certificate
Energy Source	wood	Energy efficiency class	G

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## The property





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## The property



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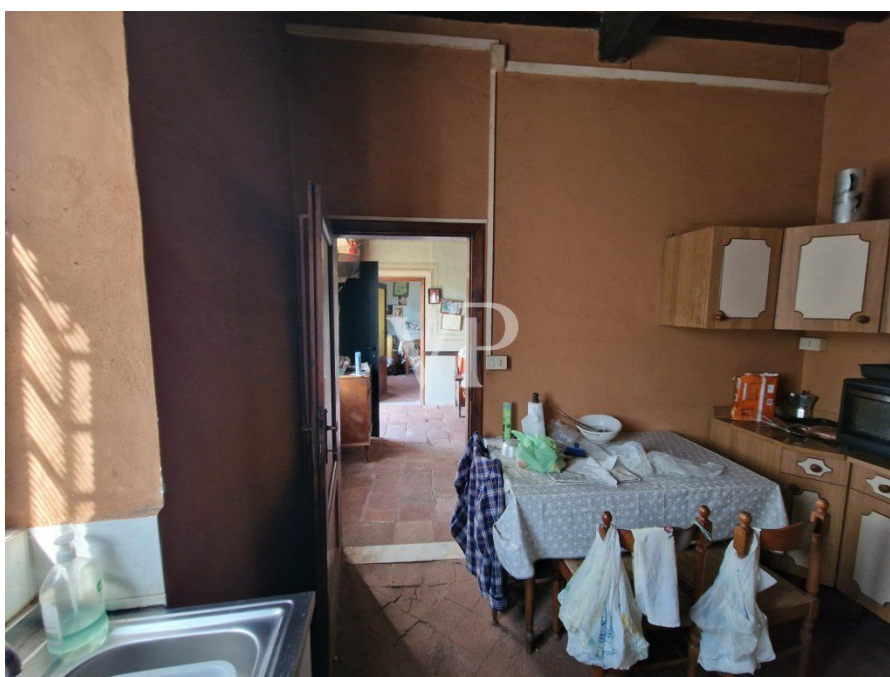
## The property





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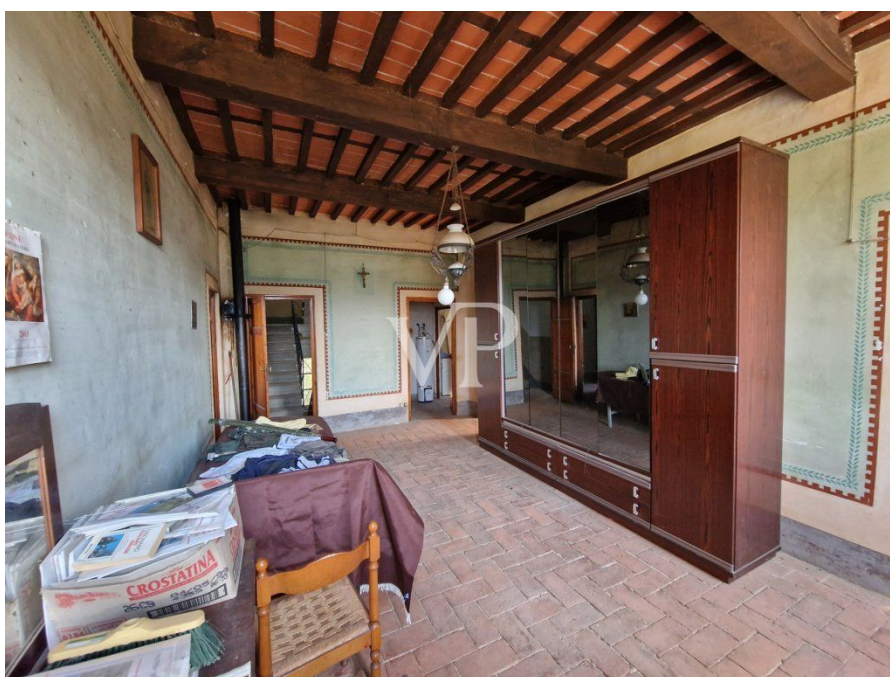
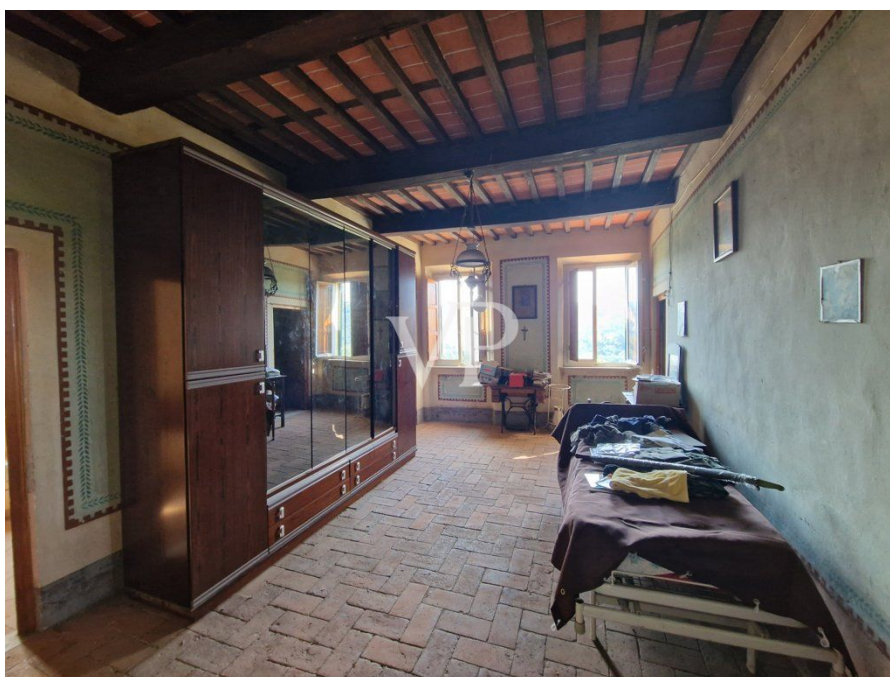
## The property





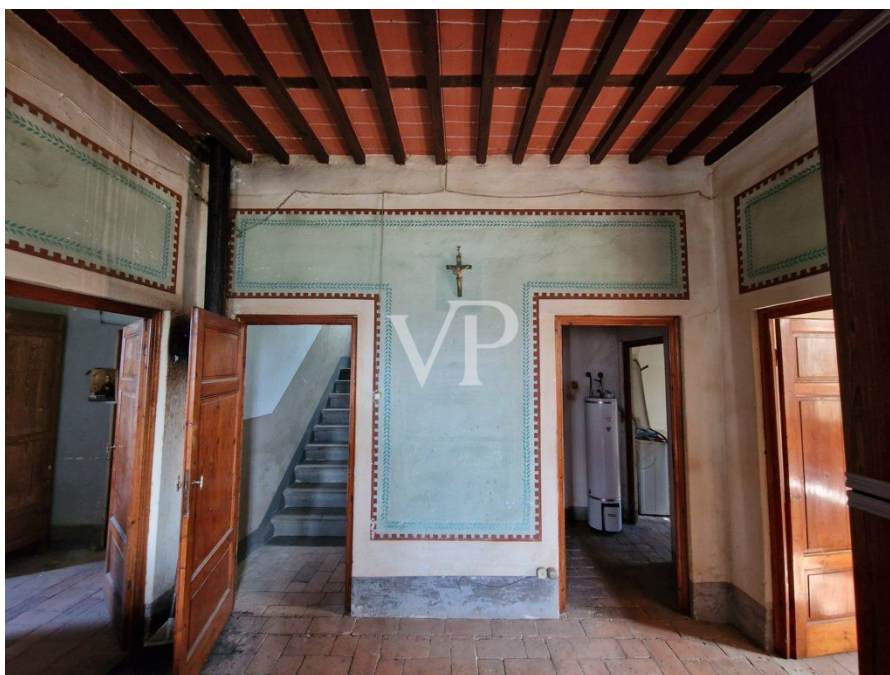
Property ID: IT242941665 - 55041 Camaiore – Toscana

## The property



Property ID: IT242941665 - 55041 Camaiore – Toscana

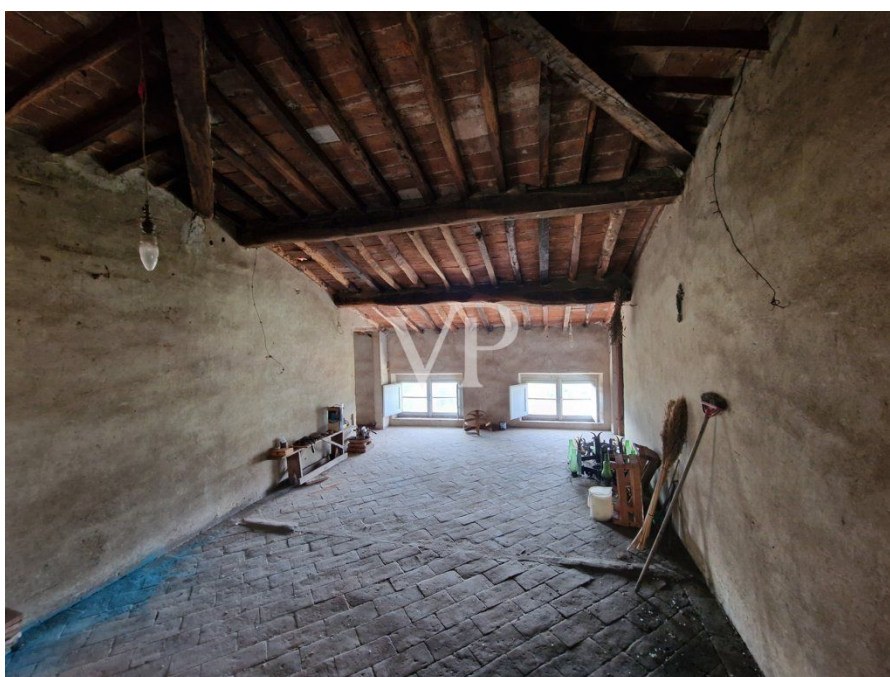
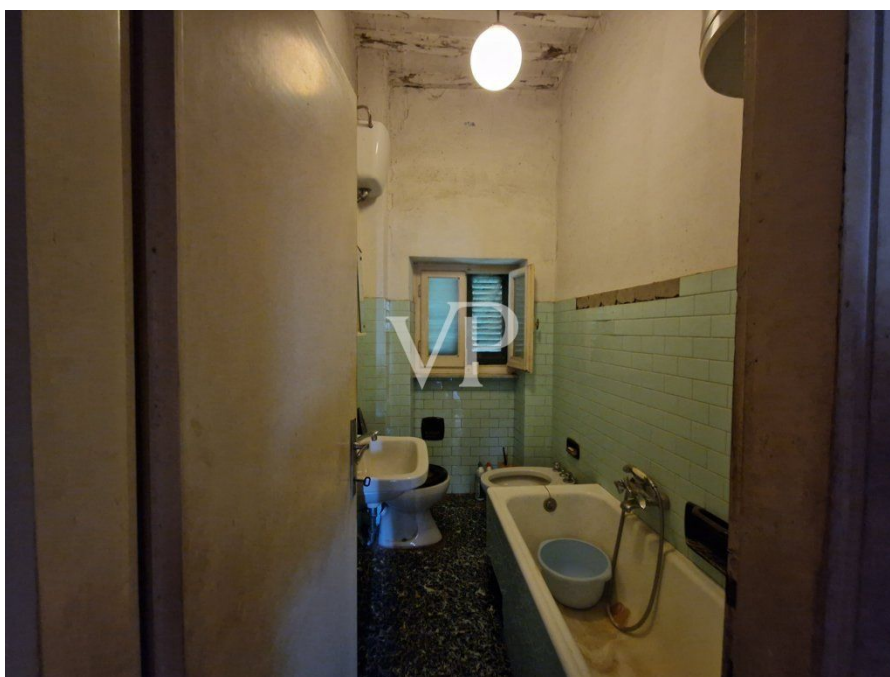
## The property





Property ID: IT242941665 - 55041 Camaiore – Toscana

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## The property

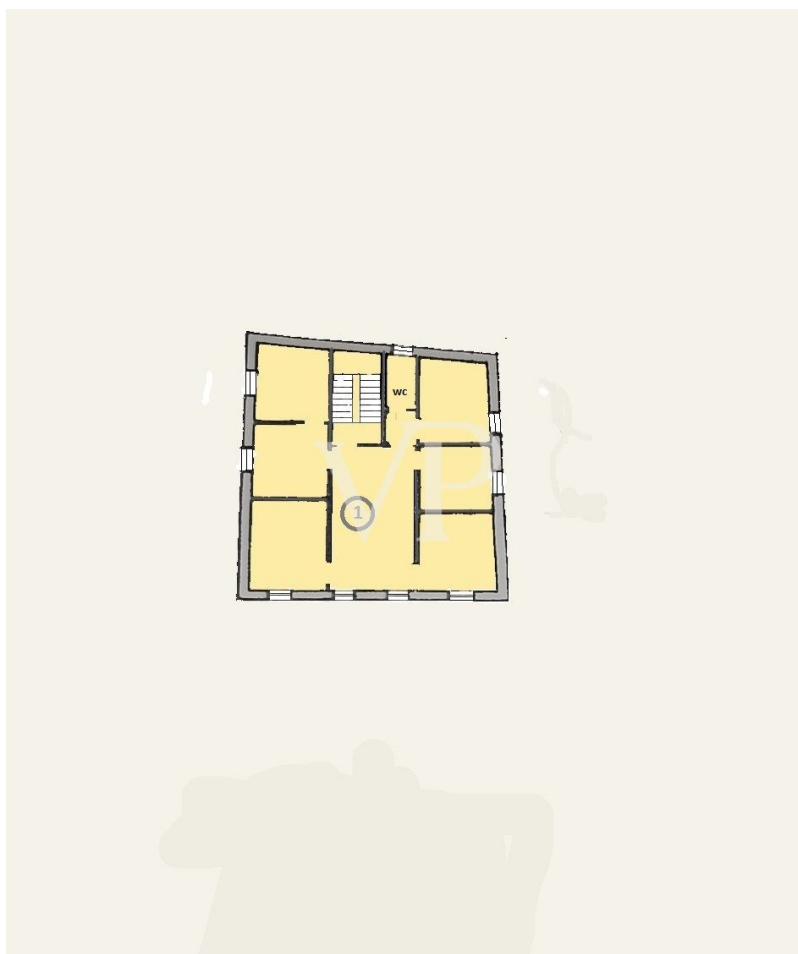




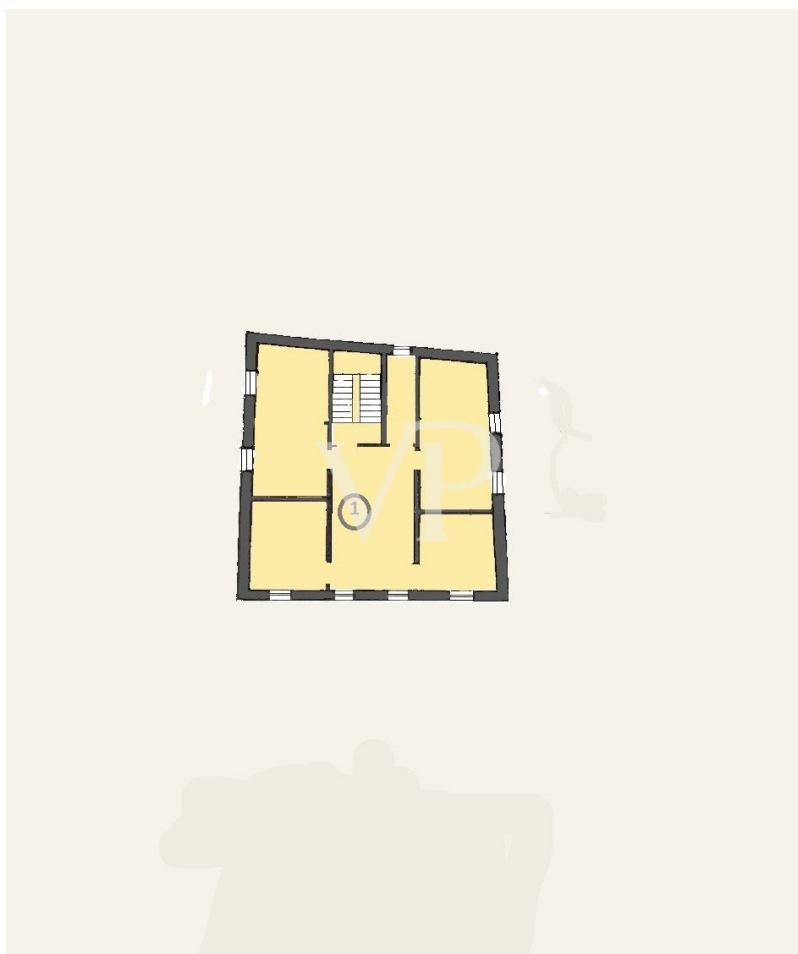
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## Floor plans









edificio 2



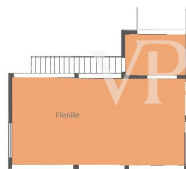
piano terra

edificio 2



piano primo

edificio 3



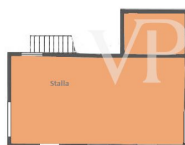
Piano primo



edificio 3



edificio 3



Piano terra

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT242941665 - 55041 Camaiore – Toscana

## A first impression

From the town of Camaiore, which is only 35 km from the International Airport Galileo Galilei of Pisa, driving east along the provincial road we reach a junction from which starts a paved farm road that climbs for about 1.5 km, through olive groves and well-tended vineyards, until we reach the entrance of the property, which until a few years ago was the heart of a small olive oil production company. In fact, we find within the agricultural plot of about four hectares the farmhouse with the cellars on the ground floor, with an adjacent building used as a processing workshop, the barn, and a small brick building for drying chestnuts, all surrounded by a terraced olive grove bordered to the south by a dense forest of tall trees. Description of the buildings: 1 Main building of 288 sq. m. The main building to be restored, located in a panoramic area dominating the valley, whose layout is reminiscent of the nineteenth-century Tuscan villa, with a square plan, characterized by important central entrance from which one reaches the dining room with marble fireplace, the kitchen, the staircase connecting with the upper floors, the cellar where oil, wine and other foods were stored. From the outside, on the other hand, one reaches the second cellar, the storeroom and the wood-burning oven for baking bread. Going up the staircase we reach the second floor consisting of six large bedrooms and a bathroom, while on the second and last floor we find attic rooms. The structure is masonry with terracotta floors, ceiling and roof in exposed beams, rafters and bricks, original interior and exterior wooden fixtures, heating with fireplace and wood stove. 2 Two-story former workshop building of 85 sq. m. 3 Former barn building on three floors of 173 sq m. 4 small outbuilding for use as storage room 5 small ex-metal building



Property ID: IT242941665 - 55041 Camaiore – Toscana

## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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