

Ribolla – Toscana

# Gorgeous farmhouse with pool nestled in the Tuscan Maremma

Property ID: IT252941779



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**PURCHASE PRICE: 1.100.000 EUR • ROOMS: 6 • LAND AREA: 9.000 m<sup>2</sup>**

Property ID: IT252941779 - 58027 Ribolla – Toscana

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## At a glance

Property ID	IT252941779	Purchase Price	1.100.000 EUR
Available from	24.01.2025	Commission	Subject to commission
Rooms	6	Total Space	ca. 430 m <sup>2</sup>
Bedrooms	3	Equipment	Swimming pool
Bathrooms	3		
Year of construction	2004		
Type of parking	5 x Other		

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## Energy Data

Type of heating	Single-storey heating system
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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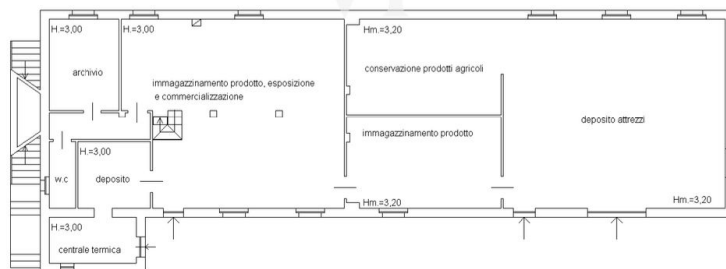
## Floor plans

### PIANO PRIMO

Hm.= 3,50



## 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.

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## A first impression

The farm consists of the typical Tuscan farmhouse positioned on a gentle hill with panoramic views, in the hamlet of Ribolla Municipality of Roccastrada (GR) near the sea of Castiglione della Pescaia and Punta Ala, immersed in the green Maremma. The stone farmhouse was built in 2004 with anti-seismic structure in reinforced concrete, covered with 25 cm of natural stone, the foundation in aerated reinforced concrete and the presence of a north side gutter allows a perfect insulation of the property. It is arranged on two levels, from an urban planning point of view on the ground floor consists of a D10 of 300.00 square meters and we find archive room, small warehouse, central heating room, two large warehouses (one of approx. 87 square meters and one of approx. 81 square meters) and a bathroom. Currently the property on the ground floor has been renovated and 4 apartments consisting of plasterboard partitions have been made. On the first floor there is the residential dwelling of 130sqm plus a porch of 14sqm and we find: a large living room overlooking the porch and a staircase that connects to the ground floor, habitable kitchen, two bedrooms, a bathroom, a study, a large master bedroom with bathroom. Outside we find an in-ground pool and two smaller elevated pools surrounded by a well-kept garden. The property is accessed by an entrance with automatic wrought iron gate and white road with a tree-lined driveway served by outdoor lighting that leads directly to the courtyard and outdoor parking spaces. The Land surrounding the property consists of about 9,000sqm. The price of the property in its current state for total residential sqm 430.00 is € 1.150.000,00

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## All about the location

Hamlet of Ribolla Municipality of Roccastrada (GR) near the sea of Castiglione della Pescaia and Punta Ala, nestled in the green Maremma.

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## Contact partner

For further information, please contact your contact person:

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