

Bolgheri – Toscana

Charming country house in Bolgheri

Número de propiedad: IT24IT1020



www.von-poll.it

PRECIO DE COMPRA: 1.850.000 EUR • SUPERFICIE HABITABLE: ca. 350 m² • HABITACIONES: 6 • SUPERFICIE DEL TERRENO: 6.000 m²

Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

- De un vistazo
- La propiedad
- Datos energéticos
- Planos de planta
- Una primera impresión
- Detalles de los servicios
- Todo sobre la ubicación
- Contacto con el socio

Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

De un vistazo

Número de propiedad	IT24IT1020	Precio de compra	1.850.000 EUR
Superficie habitable	ca. 350 m ²	Casa	Casa unifamiliar
Ocupación a partir de	Previo acuerdo	Comisión	Subject to commission
Habitaciones	6	Espacio total	ca. 480 m ²
Dormitorios	6	Espacio utilizable	ca. 0 m ²
Baños	7	Características	Piscina
Año de construcción	1900		
Tipo de aparcamiento	4 x Otros		

Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

Datos energéticos

Tipo de calefacción	Calefacción por suelo radiante	Certificado energético	Certificado energético
Fuente de energía	Solar	Demanda de energía final	25.73 kWh/m ² a
Certificado energético válido hasta	29.11.2027	Clase de eficiencia energética	A
Fuente de energía	Gas		

Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad



Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

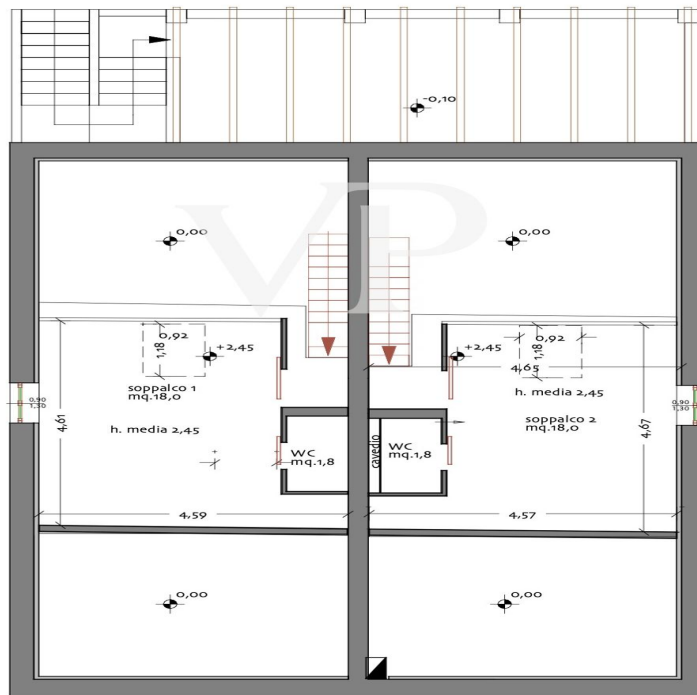
La propiedad



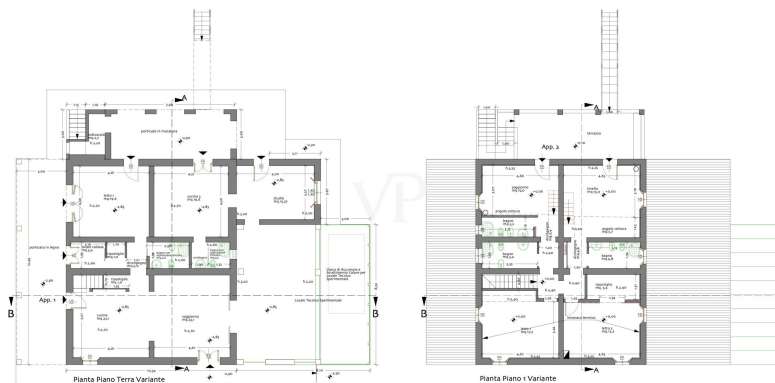
Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

La propiedad





Soppalchi Variante



Este plano no está a escala. Los documentos nos fueron entregados por el cliente. Por esta razón, no podemos garantizar la exactitud de la información.

Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

Una primera impresión

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.

Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

Detalles de los servicios

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.

Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

Todo sobre la ubicación

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.

Número de propiedad: IT24IT1020 - 57022 Bolgheri – Toscana

Contacto con el socio

Para más información, diríjase a su persona de contacto:

Christian Weissensteiner

Corso Italia 1 Milán
E-Mail: milano@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com