



Rustic/Farmhouse/Court for sale in Pitigliano

€ 1.100.000

Ref. CBI132-1802-28



360 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 7

Pitigliano, Grosseto

We are in Malpasso, a few km from Pitigliano, where the "Le Selvacce" farm stands, overlooking a natural terrace in the Tuscan hills, in the quiet of the countryside, the property enjoys an absolutely unmissable view that gives the atmosphere of the past.

Dating back to the 19th century and originally belonging to the nobility, "Le Selvacce" has been restored to its former glory thanks to a meticulous restoration begun in 1995 and completed fifteen years later.

Access to the estate is allowed by a dirt road surrounded by olive trees and a portion of wood. In a space adjacent to the entrance gate, in the shade of chestnut trees, it is possible to park cars.

Once through the gate, you proceed along a path recreated with millenary stones from the city of Rome, from which you can enjoy the first evidence of the Etruscan civilization, poetic views and a large portion of the farm land: over three hectares dotted with cypresses and chestnuts secular. The farm offers an elegantly furnished solution on 360 square meters divided into two communicating portions: 240 square meters for the main building and 120 square meters for its adjacent annex.

The ground floor of the main building consists of a study, a living room with fireplace, directly connected by a large arch to the eat-in kitchen, and the laundry room, equipped with a washing machine and dryer and a door facing the outside.

Going up the travertine staircase, the upper floor features a bathroom with shower and bathtub, walk-in closet and three spacious bedrooms, two of which are lofted.

The annex, obtained from a nineteenth century chapel, has a room with a fireplace overlooking the outside from a window rebuilt from



the original wall kitchen portal; the upper floor, reachable by the wooden staircase of the master Faenzi Liolo, is made up of a bedroom, directly connected to the main building, and a master bathroom.

The units, already communicating, offer the possibility of increasing access from both sides. On the side facade facing west, where the sun goes out behind the hills, there is a courtyard with a permanent roof embellished by the bucolic view of the countryside, a willow and a centuries-old oak.

Among the olive trees owned, there is a tool warehouse dug into the local tuff, from which it is possible to obtain an additional covered parking space. The back of the house, facing the chestnut trees, offers enough space for the cultivation of a vegetable garden.

It is possible to support the current LPG heating with the fireplaces present in the two units. Internet line, telephone and satellite TV are available for both entertainment and business activities.

The master plan is bound, in this regard no other real estate properties can be built outside the estate, except for those already present, so as to guarantee privacy and landscape immutability.

Some of the main points of interest nearby are: Pitigliano, Sovana, the spas of Sorano and Saturnia. Arezzo, Viterbo, Orvieto, Rome, Florence and Siena are well connected and easily accessible, as are the respective two airports. The sea of Orbetello is an hour away, the Etruscan remains can be found at every exit on the provincial road. The wonderful town of Pitigliano, equipped with every service, can be reached in 20 minutes by car. In case of need, there are nursery schools and hospitals. The farm, renovated with care and tenacity, and lovingly maintained by the current owner, is suitable for a family, a couple who want one, for anyone looking for peace.

These ancient but absolutely current places allow you to rediscover the rhythm of the seasons, a life on a human scale, in harmony with the comforts of the city and the atmosphere of a landscape of amazing beauty.

Features

Property ID: CBI132-1802-28	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Municipality: Pitigliano
Total sqm: 360 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 7
Internal condition: Restored	Independent heating: Heating
Parking space: Carport	Date of construction: 1700
Current Status: Available after the deed of sale	Kitchen: Regular Kitchen
Garage: for one car	





