



COLDWELL BANKER

IMMOBILIARE NET/RE

Immobiliare NET/RE

Via Aurelia Tarquinia, 37 - 01014 Montalto di Castro (VT)

(+39) 0766 395292

Rustic/Farmhouse/Court for sale in Montalto di Castro Pescia Romana

€ 350.000

Ref. CBI105-1777-309



396 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

LAZIO - VITERBO - PESCIA ROMANA

EX-ENTE MAREMMA FARMHOUSE WITH LAND AND OLIVE TREES

On the border with Tuscany, immersed in the typical Maremma countryside, don't miss a characteristic farmhouse of the Ex-Ente Maremma, with shed and agricultural outbuildings for a total surface area of approximately 396 m2 and 14,000 m2 of land with olive trees .

The farmhouse is spread over two levels and, as is typical of these entities, has the warehouse rooms on the ground floor while the house is located on the first floor, reachable by an external staircase.

In detail:

on the first floor we find the house which has a surface area of 80 m2 and consists of a kitchen, three bedrooms and a bathroom with window. The house is completed by a 30 m2 terrace from which you can admire the view in all its splendor. On the ground floor, however, there is a 110 m2 warehouse.

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The property includes a 140 m2 shed, located a few meters from the farmhouse, an agricultural annex and a pigsty, measuring 22 m2 and 14 m2 respectively, and a particular Maremma oven.

Not only. The property also includes 14,000 m2 of land with approximately 55 olive trees in full production. Furthermore, depending on investment needs, it is also possible to purchase additional land, for a surface area of 7.5 hectares, with approximately 70 olive trees above.

The land is irrigated and the water used is drawn from the Gorello canal. The area in which the land is located is classified as a White Zone, therefore, there are no urban planning restrictions.

Don't miss this opportunity. You can savor rural life, enjoy the tranquility of the countryside and take advantage of its proximity to the Tuscan border and the most interesting tourist attractions, including Capalbio, the Tarot Garden and Monte Argentario.

Contact us now for more information and to make an appointment.

Certification

Energy Class: G

Features

Property ID: CBI105-1777-309	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Strada Gorello, snc
Zip Code: 1014	Municipality: Montalto di Castro
Zona: Pescia Romana	Total sqm: 396 sq.m.
Bedrooms: 3	Bathrooms: 1
Rooms: 8	Internal condition: To be renovated
Floor: Ground Floor	Total floors: 2
Independent heating: Heating	Parking space: Carport
Suitable for Students: Yes	No architectural barriers: Yes
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 14.000 sq.m.	Sea distance: 5.000 meter
Kitchen: Regular Kitchen	Garage: for two cars
: Yes	









