



# Rustic/Farmhouse/Court for sale in Borgo San Lorenzo

## € 650.000

### Ref. CBI132-1802-89



**400 sq.m. | Bathrooms: 1 | Bedrooms: 5 | Rooms: 6**

Borgo San Lorenzo

Already in the Medici papers of the mid-1400s there was "Podere Guzzano", a 400m2 farmhouse located on a plateau at 360 meters above sea level and overlooking the Mugello valley.

The house is surrounded by greenery with 25 hectares of property surrounding the house, just 4km from Borgo San Lorenzo and 22km from Florence.

Podere Guzzano presents itself with unique features of its kind, faithfully renovated maintaining its original layout, isolated and completely immersed in nature, allowing you to enjoy absolute privacy and tranquility.

The house faces south and has an internal surface area of 400 m2 which is divided into two levels. On the ground floor we find a living room with an imposing and spectacular original fireplace, a kitchen, a tavern with another fireplace which has access to two large rooms and has two exits to the outside. On the first floor there are 4 bedrooms, a living room, a bathroom and a bedroom/possible second bathroom.

Large 35m2 loggia facing West.

Near the house there is also a large barn, partly renovated for 23 m2 and to be rebuilt for the remaining 81 m2 (for a total of 104 m2).

In front of the loggia there is a 13x8m swimming pool, completely surrounded by plants that make the place pleasantly intimate.

The farm consists of 15 hectares of woodland and 10 hectares of cultivable meadow, which surround the house creating a suggestive and difficult to find natural amphitheater. There are also numerous fruit trees, vines and an already productive olive grove of over 100



plants. .

The house's water supply comes exclusively from a proprietary source.

Transferable equipment for the maintenance of the farm is included in the price of the property.

## Features

Property ID: CBI132-1802-89	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Via Faltona
Municipality: Borgo San Lorenzo	Total sqm: 400 sq.m.
Bedrooms: 5	Bathrooms: 1
Rooms: 6	Internal condition: Excellent
Independent heating: Heating	Parking space: Uncovered Parking
Current Status: Available after the deed of sale	Garden: Private
Kitchen: Regular Kitchen	Garage: Shed

## Rooms

Locale Attrezzi



















