



# **Rustic/Farmhouse/Court for sale in Tuscania**

## **loc. Montebello**

### **€ 450.000**

### **Ref. CBI018-703-43691**



### **200 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4**

In Tuscania, and precisely in Montebello, we offer for sale a stone farmhouse of approximately 200 m2, with outbuildings, sheds, warehouses and land of approximately 23 hectares.

Located in the splendid countryside of Maremma Laziale, this stone building offers a unique opportunity for those wishing to purchase a rural property with incredible potential, with a rustic and authentic atmosphere for those who love to live immersed in the beauty of nature.

Arranged on two levels, the property is composed on the ground floor of three warehouse rooms for a total of 145 m2, each with an independent pedestrian entrance, while on the first floor there is the residential part which is made up of 4 rooms, and precisely a kitchen with imposing fireplace, perfect for those who love to cook and enjoy meals with friends, three bedrooms, two of which are doubles and one good-sized single and a bathroom. Also on the first floor, adjacent to the house, there is a 60 m2 barn.

Currently in a state of conservation to be restored, this farmhouse offers the possibility of creating a perfect home according to your tastes and desires, the exposure on 3 sides guarantees optimal natural light in all the rooms of the house. Furthermore, the cottage is surrounded by a private garden of 2300 m2 which offers an oasis of peace and tranquility to spend time in the open air.

Access to the farmhouse and the agricultural land is convenient and direct via an asphalt road; the land included in the property, partly wooded and partly olive grove, allows you to grow vegetables and plants to enjoy a healthy and sustainable life.

Don't miss the opportunity to purchase this unique property and start enjoying outdoor life in an uncontaminated area of the Lazio countryside.



## Certification

**Energy Class:** Not available

## Features

Property ID: CBI018-703-43691	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Strada Montebello Infernetto
Zip Code: 1017	Municipality: Tuscania
Zona: loc. Montebello	Total sqm: 200 sq.m.
Bedrooms: 3	Bathrooms: 1
Rooms: 4	Internal condition: To be renovated
Floor: Multi-Storey	Total floors: 2
Parking space: Carport	Date of construction: 1967
Current Status: Available after the deed of sale	Garden: Private
Sea distance: 14.000 meter	Kitchen: Regular Kitchen
: Yes	

## Rooms

Camera da letto : 11 sq.m. (size 2,91x3,92)	Camera da letto : 7 sq.m. (size 2,90x1,60+1,28x2,14)
Camera Matrimoniale : 14 sq.m. (size 3,51x4,10)	Bagno : 3 sq.m. (size 2,61x1,07)
Corridoio : 2 sq.m. (size 1,06x2,06)	





















