

### CAPALBIO COUNTRY HOME FOR SALE



A very nice landhouse built in 2008 repeating the style of the traditional farmhouses of the fifties Maremma. Main building : 310 mq on 2 levels + a small guest house 30 mq. Land : 8 ha of which 4 ha with 3.000 olives growing plants with drop irrigation system, 1 ha for sowing, 5000 mq of garden and the rest wood. Location : The Landhouse is situated in Capalbio - Pescia Fiorentina in the south of Tuscany -110 Km from Fiumicino Airport (Rome) - 120 Km from Siena 5 Km by a beautiful clean sea , an ideal hunting areas which is a very popular ancient tradition in this territory. At present Capalbio is one of the favourite holiday destinations for a number of international sophisticated and demanding tourists, VIPs, show business and movie stars, who can appreciate arts, nature and taste the essence of a safeguarded area. Other naturalistic destinations are the W.W.F. Natural Reserve near the lake of Burano, the sea coast and the very long beach stretching along the thick Mediterranean flora. The area has a great variety of nature and countryside, vineyards and olive groves are alternating with forests and fields. Last but not least, the wonderful masterpiece by the French-born artist Niki de Saint Phalle known as the \"Tarot Garden\" near the village with its 22 huge monumental sculptures inspired by the tarots. There is an artificial lake of 4000 mq with an irrigation system. The house has a beautiful view in the landscape, there is only another farm house. But the landhouse isn't isolated, because there is a farm with a Maremma cows free range, at less than 340 metres. In this area you can build no more, so its value increases. The house has just been completed. There is a floor hot-water-heating system and you should install the solar panels or dehumidifiers and external chillers to make cold the heating coil water. The floor at the ground floor is of yellow/ivory marble grit, the one of the first floor will be of oak. The external frames are of burglar-proof steel and the internal ones are wooden. The garage's doors and the study's door are electrical. The house is composed of a cellar; the ground floor has a kitchen, dining room and porch; the first floor has a bedroom with private bathroom and closet, two guest rooms, another bathroom and a study. The big outbuilding is connected with the ground floor and it's composed of a bathroom, a study, a garage/warehouse which could be converted into a dining room and a ward with kitchen, a room and a bathroom. The little outbuilding is independent and it's composed of a dining room with kitchen corner, a room and a bathroom.

- Ref. code: p-It-00123-18
- Price: € 1.200.000
- Type: Villas
- Surface area: 0 MQ



