

## Farmhouse a Massarosa Stiava € 845.000 Ref. 1284



**239 sq.m | Bathrooms: 2 | Bedrooms: 5 | Rooms: 10**

Farmhouse dating back to 1700 located on the very first hill of Massarosa, easy to access and close to all services. The property is part of the complex called "Villa Buonvisi, then Mansi, then Sardi, then Borbone-Parma today Toscano" which was declared of particularly important interest pursuant to the Law of 1/6/1939 n.1089 and therefore subjected to all the protection provisions contained in the law itself, in the year 1999. The property was originally used as the house of the factor of the historic villa bordering.

The property is located in a land of about 5000 square meters partly terraced with 200 centuries-old olive trees in production in addition to the orchard, citrus grove and garden accompanying the property itself.

Adjacent to the property is a fenced plot of land of about 2500 square meters used as an organic vegetable garden and olive grove complete with a 26 square meter wooden structure equipped with utilities where the possibility of inserting a swimming pool is being studied. This portion of land is accessed by another gate with the possibility of creating additional parking spaces for guests.

The property has, on the ground floor, an entrance hall which leads to the living area and a bathroom (with shower), with adjacent storage room (laundry room). The living area consists of a living room with fireplace and a dining area which leads to a large eat-in kitchen. On the same ground floor, with a separate entrance, there is a large air-conditioned room used as a cellar (own extra-virgin olive oil production and wine cellar). The second floor is accessed via an original stone staircase where we find a large bathroom (with tub), and four rooms, two of which are currently used as bedrooms and two as large offices (with air conditioning).

The renovation project dates back to 2008 and was carried out maintaining the charm of the old farmhouse while using designer materials and accessories. (bathroom with Devon&Devon accessories, kitchen with cast iron hob with 4 burners AGA "Old English style",

marble sink and recovery of the old manger with the creation of a storage space)

To complete the property there are three parking spaces and a large gate, and a beautiful outdoor patio to enjoy for breakfasts, lunches and dinners outdoors in absolute privacy.

The property is equipped with a home automation system (alarm management, boiler, irrigation, etc.), a water softening system (and related distribution fountain), LPG-powered heating.

The entire property is equipped with a drinking water well (depth of 75ml) which allows the irrigation of all the land on the property itself.

## Property Informations

**Address:** via massarosa

**Bedrooms:** 5

**Bathrooms:** 2

**Rooms:** 10

**State of Preservation:** Good

**Heating:** Heating

**Parking:** Uncovered Parking

**Age Construction:** 1700

**Current Status:** free at the

**Kitchen:** Regular Kitchen

## Features

Closet

Cellar

Fastweb Coverage

Fireplace

Shower

Wooden Window Frames

Shutters











