CHARMING COUNTRY-HOME, MAREMMA

Maremma, Grosseto, Tuscany

Location: Maremma

Type of building: Country Home

General conditions: To be refreshed

Living area: 230 m2

Land: 14 ha

Requested price: 360.000 €

4 2

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This beautiful property includes more than 14,000.00 square meters (14 hectares/ 34,6 acres) of partially agricultural land in the terraced systems so characteristic of the Tuscan landscape. There are large areas of forest, which can be harvested about every 18 years (it was last logged in 2008), and several large meadows that have been used regularly for haymaking, and would be perfect for horses or sheep. The land has been

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approved for viticulture. The property has two houses. A large, shade-offering oak tree greets visitors in front of the main house, which is built with natural stone. The main house measures about 150 m2 (490 ft), has two floors, three separate bedrooms, a large live-in kitchen with adjacent kitchenette, a bathroom with toilet and shower, and a small wine cellar with private entrance. There are two built-in open fireplaces – one in the kitchen and one in the ground floor bedroom, which also has a separate entrance. The flooring is terra cotta tiles and terrazzo, and all the doors and windows are in solid chestnut, as are the typically Tuscan wall beams. Adjoining the mainhouse is a traditional and fully functioning stone oven (forno), and 2 stocks of vintage grape vines among a number of other cultured plants such as figtrees, olive trees, rosemary and juniper shrubs. The east, south and west sides of the main house have pleasant terraces. The surrounding hills provide a magnificent view. On a hillside about 20 meters (65 feet) from the main house is the renovated barn, measuring about 80 m2 (260 ft). The upper floor consists of one large room with kitchenette. It has been used both as a studio apartment as well as an artist's studio and is well lit by a large round window facing south. Downstairs there is a bathroom with shower and toilet and an adjoining bedroom. The iron frames for the windows and doors are custom-made by

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