

## Rustic for Sale to Capalbio : Capalbio



**550 square meters | : 4 | : 8 | : 15**

Cava del Gesso Road

□ Exclusive property with rustic house, land and private garden, a short distance from the sea. Approved renovation and expansion project with swimming pool. Building permit withdrawn.

Located in the famous Strada Cava del Gesso, with magnificent views of the vineyards, the green fields and the blue sea, the farmhouse represents the ideal solution for those who love the tranquility of the Tuscan countryside, without giving up the benefits of proximity to other homes and the town of Capalbio, which, similar to a painting set in a precious frame, can be seen from the windows of the first floor of the rustic house.

The approved project involves the expansion of the existing farmhouse on two levels, designed with a perfect division of the internal spaces, enriched with pergolas and porches. The possibility of creating a large swimming pool, in the sunniest area of the private garden, completes the property.

The two real estate units, integrated and complementary, in a single body, with outdoor spaces, flooded with light at all hours of the day, surrounded by silence, are the ideal solution for those who love having a home in the most famous and exclusive part of the Tuscan countryside, well connected to Rome and Fiumicino airport. Furthermore, it is possible to build a single home for large families.

Dimensions and division of the two units:

Apartment n.1, on two levels: Basement with 120 m2 technical room.

Ground floor of 145 m2 and large porch of 85 m2.

Apartment no. 2, on three levels: Basement with a surface area of approximately 60 m2, technical room.

Ground floor of approximately 25 m2 and approximately 35 m2 of porch. First floor of 105 m2 and 6 m2 of balcony.

The properties include a large swimming pool with an average depth of 1.65m and a swimming pool room, with a surface area of approximately 50m2 and a height of 2.40m. Gazebo of approximately 25 m2.

Pergola of approximately 60 m2 with a height of 2.30 m, with photovoltaic system. Parking spaces. Warehouse of 15 m2. Private garden and courtyard total of over 10,000 m2.

The perfect opportunity for true connoisseurs and creative spirits who can project and build the house of their dreams with their own hands.

## Property details

---> **Codice** <---: Cava del Gesso

---> **Motivazione** <---: Sale

---> **Tipologia** <---: Rustic

**Region:** Toscana

---> **Provincia** <---: Grosseto

---> **Comune** <---: Capalbio

---> **frazione** <---: Capalbio

---> **Prezzo\_Richiesto** <---: € 980.000

---> **Totale\_mq** <---: 550 square meters

---> **camere** <---: 8

---> **bagni** <---: 4

---> **Locali** <---: 15

: 2

: 1960

: Yes

## Features

Tv Antenna: Autonomous

Closet

Fireplace

Shower

Wooden Window Frames

Shutters

## Nearby

Gyms

Spa

Football Fields

Tennis Courts

Public Transport

Kindergarten

Elementary Schools

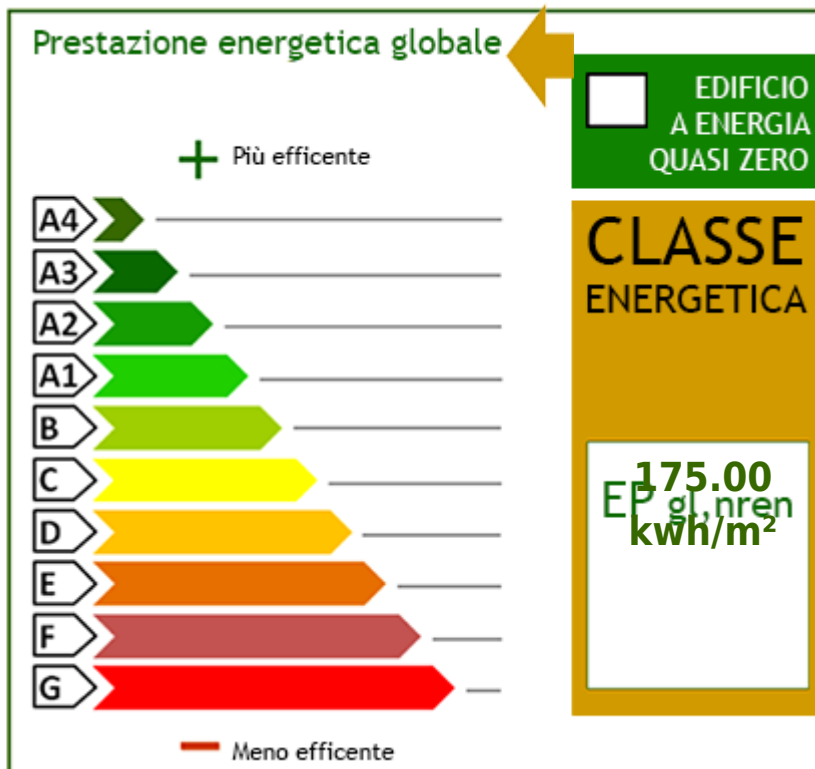
Schools

High Schools

Cafe

Post Offices

Municipal Offices





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