



Rosano - Pontassieve

FI - Toscana

€ 1.160.000

Wonderful country estate with pool,
located in beautiful settings nearby
small village

This beautiful farm property, is located within walking distance from the charming village of Rosano, and just 20 minutes from Florence by car. The house - a restored typical tuscan farm house in stone, originally built in the 1700s - is surrounded by approximately 2 hectares of land, of which most is olive and wine fields. In the garden there is a lovely swimming pool and several fruit trees.

On the property, adjacent to the house, is an old farm building - also in stone - which has been transformed into a small apartment, with two ensuite bedrooms, kitchen, living room and a small bathroom. The barn building has a private garden and a covered terrace. The main building is completely renovated, with respect for the traditional style of the house, and many of the original features have been carefully preserved.

1700	2	7	5	12	20000	335	G

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REF. NO.
CH 179

PROPERTY TYPE
Agriturismo



GENERAL INFORMATION AND ADDITIONAL BENEFITS

Currently registered as an agriturismo, the property can be purchased either as a business or as a private residence.

The main building was built in the 1700s and many of the original features have been preserved.

Possibility to create two separate living quarters, as the barn building already has its own garden and terrace, on the side of the building turning away from the rest of the property.

The property has its own production of olive oil and wine.

There are three large septic tanks on the property, that need to be emptied maximum once a year.

SURROUNDING AREA

The property is within walking distance of Rosano - a small, charming village where the locally famous La Bottega a Rosano is located. Here you can buy fresh produce, local products, panini etc. or eat in the restaurant.

The bigger town, Pontassieve, where all services can be found, is only 3 km from the property, while Florence can be reached in 20 minutes.

PROPERTY INFORMATION

Location	Rosano - Pontassieve
Province	FI
Region	Toscana
Property type	Agriturismo
Year built (estimated)	1700
Year restored	1995
Surface area (sqm)	20000
Living space (sqm)	335
Levels	2
Bedrooms	5
Bathrooms or half bathrooms	7
Balcony	No
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	Yes
Parking	Yes
Primary heat source	Gas heater
Energy label (EU)	G
Height above sea level (meters)	110
View	Olive grove and/or wine fields
Access road to property	Partially paved gravel road
Distance from main road (meters)	200
Nearest airport	Firenze
Distance to nearest airport (km)	40
Nearest grocery store (km)	1
Nearest restaurant (km)	1
Cities nearby (less than 1 hour)	Firenze, Prato, Pistoia