Easy Casa di Elisabetta Soldaini
via di Poggio 48 - 55100 Lucca (LU)
0583419593

countryhouse for sale in Massarosa
Massarosa
€ 2.190.000
Ref. 1313



300 sq.m. | Bathrooms: 6 | Bedrooms: 8 | Rooms: 5

Renovated farmhouse - farm and agritourism business

On the very first hill of Massarosa, with breathtaking views of the sea and surrounding hills, easily accessible road and close to all services Easy Casa sells beautiful renovated FARMHOUSE including LAND - SWIMMING POOL and 300 sq m annex.

The main building is part of the complex known as "Villa Buonvisi, then Mansi, then Sardi, then Borbone-Parma today Toscano," which was declared of particular importance pursuant to Law no. 1089 of June 1, 1939, and was therefore subject to all the protection provisions contained in the law itself in 1999. The property was originally used as the steward's house for the neighboring historic villa.
The property is set on approximately 5,000 square meters of partially terraced land with 200 centuries-old olive trees in production, as well as an orchard, citrus grove, and garden surrounding the property itself.
Adjacent to the property is a fenced plot of approximately 2,500 square meters used as an organic vegetable garden and

olive grove. It features a 26 square meter wooden structure with utilities, and the possibility of installing a swimming pool is being explored. This portion of land is accessed via another gate, with the possibility of creating additional parking spaces for guests.
The property features, on the ground floor, an entrance hall leading to the living area and a bathroom (with shower), with an adjacent storage room (laundry room). The living area comprises a living room with fireplace and a dining area leading to a large eat-in kitchen. On the same ground floor, with a separate entrance, is a large air-conditioned cellar (home-produced extra virgin olive oil and wine cellar). Access to the second floor is via an original stone staircase, which features a large bathroom (with bathtub) and four rooms, two 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 a 4-burner cast iron AGA "Old English style" hob, marble sink and recovery of the old manger with the creation of a storage space.)
The property also includes three parking spaces, a large gate, and a beautiful outdoor patio perfect for enjoying breakfasts, lunches, and dinners al fresco in complete privacy.
The property is equipped with a home automation system (alarm, boiler, irrigation, etc.), a water softening system (and related distribution fountain), and LPG heating.
The entire property is equipped with a drinking water well (75ml depth) which allows the irrigation of all the land on the property itself.
The company has four Gypsy Caravans, equipped with air conditioning and heat pumps, sleeping from two to four. The renovated and constantly updated structures are spaced apart from each other to ensure privacy and tranquility, nestled in a well-kept, flat olive grove with sea views.
Farmhouse to be completed
The two-story agricultural building includes the ground floor spaces for processing olives and grapes, a cellar, and a room for storing wine and oil. The first floor, currently unfinished and with a wooden beamed ceiling, was designed to accommodate a residence comprising a large living room, eat-in kitchen, storage room, three double bedrooms, and three bathrooms.
The total surface area of the entire building is 300 m2.
The farm produces: an excellent extra virgin olive oil, a fine red table wine made from Sangiovese, Cannaiolo, and Trebbiano grapes, and a small amount of Moscato d'Amburgo; apricot, peach, strawberry, apple, medlar, plum, blackberry, and fig jams; and lemon and orange jellies. Both oil and wine are sold in bulk.

Features

Code: 1313	Reason: Sale
Categoria: countryhouse	Address: stiava
Municipality: Massarosa	Zona: Massarosa
Total Square Meters: 300 sq.m.	Bedrooms: 8
Bathrooms: 6	Rooms: 5
Level: On two-levels	Total Floor: 2
Heating: Heating	Garden: Private

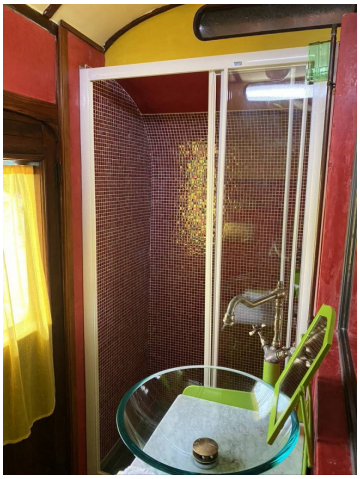
















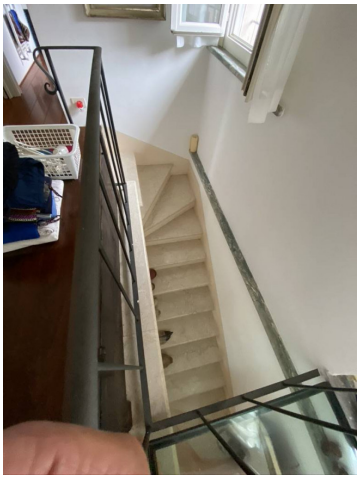
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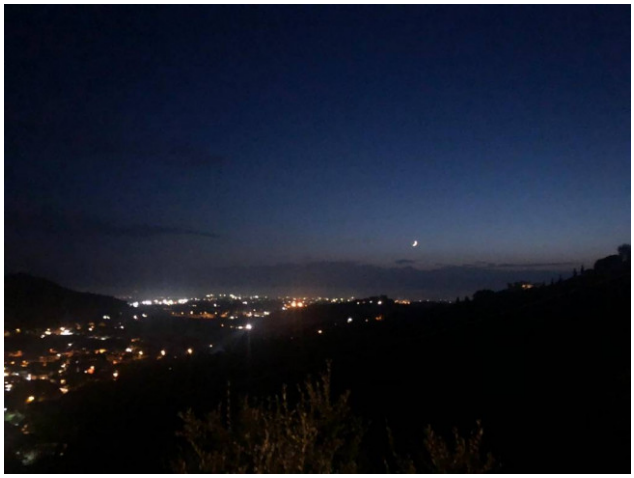




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