



Category: Farmhouse

Location: Cinigiano

Province: Grosseto

Rif: 474

Premises surface: 429

Price: 430.000,00

Reference: 474

N° bagni: 2

N° Camere: 4

Stone farmhouse with swimming pool, 40 minutes from the sea. In Cinigiano, in the Maremma countryside of Tuscany, in a panoramic and private location near Porrona Castle, we offer a portion of a stone farmhouse, free on three sides, completely independent and fenced. The property is immersed in the typical Tuscan hilly landscape and offers privacy, a swimming pool, and large outdoor spaces, while maintaining good proximity to the main services. The farmhouse, measuring approximately 290 m2, retains the authentic character of rural Maremma architecture and is spread over two levels. The ground floor houses the living area, comprising a dining room, living room, kitchen, and guest bathroom. An internal staircase leads to the upper floor, which features four spacious bedrooms and a second bathroom. The veranda with its characteristic stone arches naturally extends the living area outwards and is a pleasant space to enjoy throughout most of the year, for outdoor dining, moments of relaxation, and enjoying the views of the surrounding countryside. The private garden measures approximately 2,800 m2 and is enhanced by a swimming pool measuring approximately 4 x 8 metres, which blends seamlessly into the natural surroundings. The garden also features a partially renovated 140 sq m warehouse building, which could be used as a storage space, utility room, or carport. This structure could also be renovated to create an outbuilding for hosting friends and relatives. The property includes a woodland of approximately 11,000 m2, detached from the main property but still easily accessible. The property features radiator heating with a condensing oil boiler, a solar panel, and air conditioning. Water is supplied by the Fiora Aqueduct; there is no well or cistern. Internet access is available via a satellite dish. Cinigiano and the main services can be reached in a few minutes, while the coast and the sea of the Maremma are about 40 minutes away by car. Given its characteristics and layout, the farmhouse can be used as a primary residence, a second home in the Tuscan countryside, or as a property for tourist rentals. This property combines some of the most sought-after features for those looking to purchase a stone farmhouse with a pool in Cinigiano: four bedrooms, a private garden, an outbuilding, woodland, and a secluded

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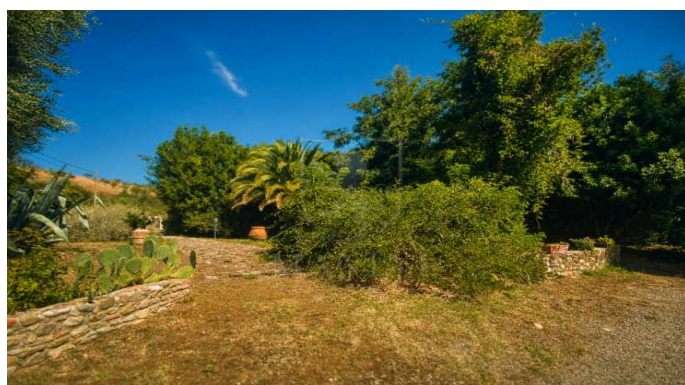














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