

## for sale in Falerone

€ 130.000

Ref. 113644



**300 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4**

Beautiful and authentic farmhouse to be renovated, located in a prestigious position a few km from the sea. The property enjoys a beautiful 360° view of the hills and is surrounded by 5.40 hectares of land divided into woodland and arable land. The entire property is enriched by a nice little pond, supplied by spring water, present in the land. The main farmhouse is approximately 300 m2. on 2 levels. On the ground floor there is a woodshed, the cellars and the old stables, for a total area of approx. 200 on the first floor the apartment is divided into four 4 rooms and 1 bathroom; all for the surface of mq.95 plus mq. 45 of terrace overlooking the courtyard.

Next to the main farmhouse, the property is completed with an old barn to be recovered as a volume of approx. 150 and tools warehouse both with building permit

Immediate availability.

### Certification

Energy Class: G

## Property Informations

**Bedrooms:** 3

**Bathrooms:** 1

**Rooms:** 4

**State of Preservation:** Be Restored

**Level:** On two-levels

**Total Floor:** 2

**Heating:** Heating

**Parking:** Carport

**Current Status:** Free at the deed

**Balconies:** Present

**Terrace:** Present, 45 sq.m

**Garden:** Private

**Kitchen:** Regular Kitchen











