



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA IN MONTEMASSI



Ref: 347

Toscana - Grosseto - Roccastrada

PRICE: 1.400.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 560.00 Mq

Bedrooms: 6

Bathrooms: 5

Swimming pool: Si

Terrain: 0 ha

Wonderful pair of 18th-century farmhouses completely restored down to the smallest detail, perfectly integrated in the landscape of the Roccastrada hills, a few steps from the hamlet of Montemassi. The two farmhouses are accessible from the provincial road, with little traffic but well connected, and stand on 4 hectares of land with 100 olive trees. An additional 50 hectares of land are available for purchase. The resede has a private outdoor parking area, an open-air shower cleverly carved out of one of the huge rocks on the hill, an above-ground wood-clad swimming pool with panoramic views and a large stone barbecue. The two farmhouses have been finely restored to retain the original charm of the property with the possibility of introducing modern, luxury features. The first farmhouse, the patronal house, is a perfect example of luxury: large bright rooms, a wonderful portico, a terrace with a view and a circular panoramic tower. On the ground floor, we find a large entrance hall connected to a dining room and lounge area with a fireplace with polished old brick arches, an imposing and impressive living room, perfect for receptions. On the same floor, we find a large utility room, a large kitchen perfectly equipped with every appliance, a cosy bathroom with shower, and a wine cellar with a small recess in its original state in the exact centre of the house, perfect for displaying the most prized bottles. On the first floor we find a living room with a cosy fireplace, from which we can access the rest of the house. From there we can reach a room currently used as a gym, small service bathroom, bathroom and master bedroom with access to terrace, small secondary entrance with piano bar and wood stove, sumptuous guest room with access to terrace, large wardrobe and circular tower with panoramic view and bathroom, the highlight of the property, perfect corner for watching the sunset and the stars. In the attic there are two large, currently unfurnished rooms that can be used as rooms or storage. The second farmhouse on the property could be an opportunity for receptive activities, given its panoramic position, the services inside and the division into 2 separate units. On the ground floor we find a large living room-tavern with fireplace in ancient Tuscan style, all in stone and with solid wood tables. Connected by an archway, we find a smaller, secluded and very suggestive living room, closed by a huge restored wooden door. Beyond the large door, we find a large kitchen connected by a stone archway to the regal bedroom, with attached bathroom with shower. On the upper floor we find a spectacular bedroom/living space with a wood-burning stove and a large window looking directly over the valley. The attic section of the floor contains a bathroom with shower and a small, more secluded relaxation area. The property is a real gem, which lends itself to a variety of uses and is the perfect synthesis of modernity and antique flavour.