

**Real estate agency**

**Villa/farmhouse - cod.1038 - Marina di Campo    price 500.000,00 euro**

In the countryside of Marina di Campo, in a quiet, sunny, important real estate composed of large old rural farmhouse on two levels. The property has two apartments on the first floor and cellar rooms on the ground floor, in addition to warehouse and detached from the house, all for a surface area of about 220 square meters. It is also possible to expand the real estate units on the first floor for approximately 35% of the surface.

The property has 65,000 square meters of agricultural land, on which is an old pigsty which in order to retrieve the useful surface area, and in the rest of the land, partly terraced and grown, there are olive trees, fruit trees and plants of various kinds, in addition to a large citrus orchard and water wells.

Ideal item to open a farm.

**characteristics**

|                   |                 |
|-------------------|-----------------|
| Code              | 1038            |
| Typology          | Indipendente    |
| Surface (sqm)     | 220             |
| Garden            | yes             |
| Garden (sqm)      | 65000           |
| Terrace/Balcony   | yes             |
| N. bedrooms       | 2               |
| N. bathrooms      | 3               |
| Distance sea      | mt              |
| Parking space/Box | yes             |
| Energetic class   | 175 KWh/Mqa - G |



