



for sale in **Castelfranco Piandiscò** **€ 385.000** **Ref. 1191**



350 sq.m. | : 3 | : 3 | : 14

In the heart of the Tuscan countryside, in a secluded location yet conveniently located near amenities, lies this charming property in the municipality of Pian di Sc. This historic 18th-century farmhouse, free on three sides, has retained its authenticity, enhanced by original architectural details and spacious spaces that offer multiple possibilities for use, from an exclusive residence to a high-end hospitality facility.

The property, approximately 350 square meters, is spread over multiple levels, offering large and versatile spaces.

The ground floor features perfectly organized utility rooms, including a beautifully renovated two-room apartment currently used as a study, as well as technical and functional spaces. The basement houses a charming historic cellar with original vaults and ancient vats, a true testament to Tuscan rural tradition.

A particularly noteworthy feature is the magnificent 17th-century loggia, spacious and panoramic, a veritable outdoor living room leading to the main floor. This floor houses the main apartment: an elegant living room with an original fireplace and perfectly preserved coffered ceilings, an eat-in kitchen, spacious bedrooms, and a private study with en-suite bathroom.

The upper floor offers additional spaces to customize, ideal for creating a second living unit or a refined guest area.

Completing the property is approximately one hectare of land, including an olive grove and an orchard, which frames the home in a natural setting of great beauty and privacy.

A unique residence, where history, elegance, and nature meet, perfect for those who want to live or invest in the most authentic heart of Tuscany.



Certification

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Features

Codice: 1191

Motivazione: Sale

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Indirizzo: via san Miniato

CAP: 52027

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Comune: Castelfranco Piandiscò

Totale_mq: 350 sq.m.

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camere: 3

bagni: 3

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Locali: 14

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Colli toscani

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