



*Podere Bellavista 2*  
*Roccalbegna, Tuscany*

*Guide Price £650,000*



## Podere Bellavista 2 Santa Caterina Roccalbegna Tuscany

### Approximate distances;

Roccalbegna	10 Kilometers
Siena	98 Kilometers
Rome	185 Kilometers
Pisa	197 Kilometers

### Summary

A delightful farmhouse in the heart of the unspoilt Tuscan countryside, 7km from Santa Caterina and 10 km from the medieval town of Roccalbegna, 2.5 hours equidistant from Pisa, Rome and Florence.

### Location

Podere Bellavista is 7km from Santa Catarina, where there is a shop and 10km from Roccalbegna, an historic and romantic town in the Province of Grosseto, dating from the 13<sup>th</sup> century and located on the river Albegna. The small village is renowned for its friendly community, historic castle 'La Pietra' dating back to 1210, and its cobbled streets with hidden shops and excellent restaurants, including a chemist, stores and a bank. There is a fine Church, waterfalls and two tennis courts.

The town is about 50 kms from the Coast at Monte Argentario and sandy beaches at Alberese. About 12 kms to the east is the medieval Medici village of Cana. In winter there is easy access to skiing and in the summer, excellent wines to taste and for the artists, wonderful landscapes to explore.





## Description

Set in the middle of 11.5 hectares of rolling countryside, this traditional stone built idyllic Tuscan farmhouse is approached by a long gravel drive and has views overlooking the valley. The property was completely refurbished and extended in 2004 including solar panels, a Biomass boiler and LPG water heater, terracotta tiling and comfortable furnishings. The property is currently let as a holiday business producing an income of approximately £30,000 per annum.

The accommodation on the ground floor comprises a kitchen/breakfast room with two pairs of French doors opening on to a west facing loggia. An interlinking reception has a raised open fireplace and is accessed from the front entrance hall with the stone staircase to the first floor. There is a ground floor bedroom with an ensuite shower room. On the first floor are three double bedrooms each with an ensuite bath or shower room and offer spacious rooms with beamed ceilings and wonderful unspoilt views.

## Outside

The grounds extending to a total of about 11.5 hectares provide a haven for wildlife, but would be suitable for livestock, an olive grove or vineyard. To the rear of the property and under the shade of a Walnut tree, is a swimming pool, approximately 12m x 6m, fed from a pond, with a surrounding terrace with wonderful views.

## Services

Mains water, electricity and private drainage. Biomass central heating system; liquid propane gas; and solar panels.

**Tenure:** Freehold:

## Viewing:

Strictly by the vendors agents  
Humberts on 01603 661199.



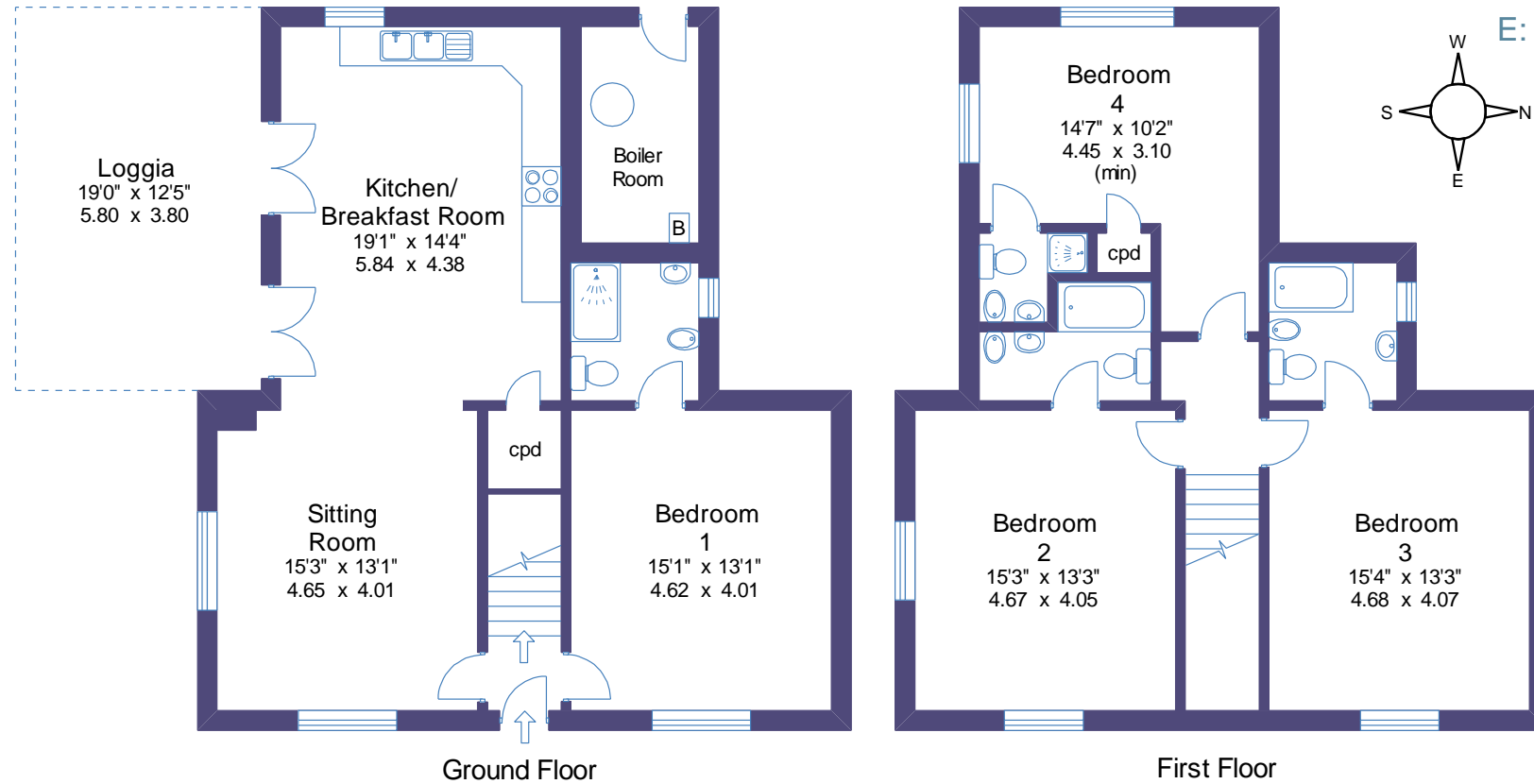
# Podere Bellavista 2 Roccalbegna

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Approx Gross FloorArea = 1697 Sq. Feet  
= 157.31 Sq. Metres

For illustrative purposes only. Not to scale.

