



## *Casa Franca*

Asking Price: 490,000.00 Euro

Location: Palaia, Tuscany



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#### DESCRIPTION

Just 1.5 km from the medieval village of Palaia and approximately 15 minutes from the village of Castellalfi with golf-course; swimming pool, tennis court and restaurant and only 30 minutes distant from the wonderful historical city of San Gimignano and Volterra for sale a classic beautiful Tuscan farmhouse surrounded by 3 hectares of land. From the property it is possible to admire a breathtaking panoramic view. The structure consists of a main two-storey building and the tower, with a total surface of 249.17 square meters and a two storey barn approximately 92.25 square meters.

The property requires complete restoration there are plans for the property to be restored to realize a conversion of 4 to 5 bedrooms, the property has a well but no electricity and telecom but quotations have been presented.

## Casa Franca



#### GENERAL INFORMATION

##### VIEWING

Strictly by appointment with Purple Fete. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

##### IMPORTANT NOTICE

Purple Fete, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Purple Fete have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Properties purchased in Italy there is 3% agents fee due at the signing of the preliminary contract.