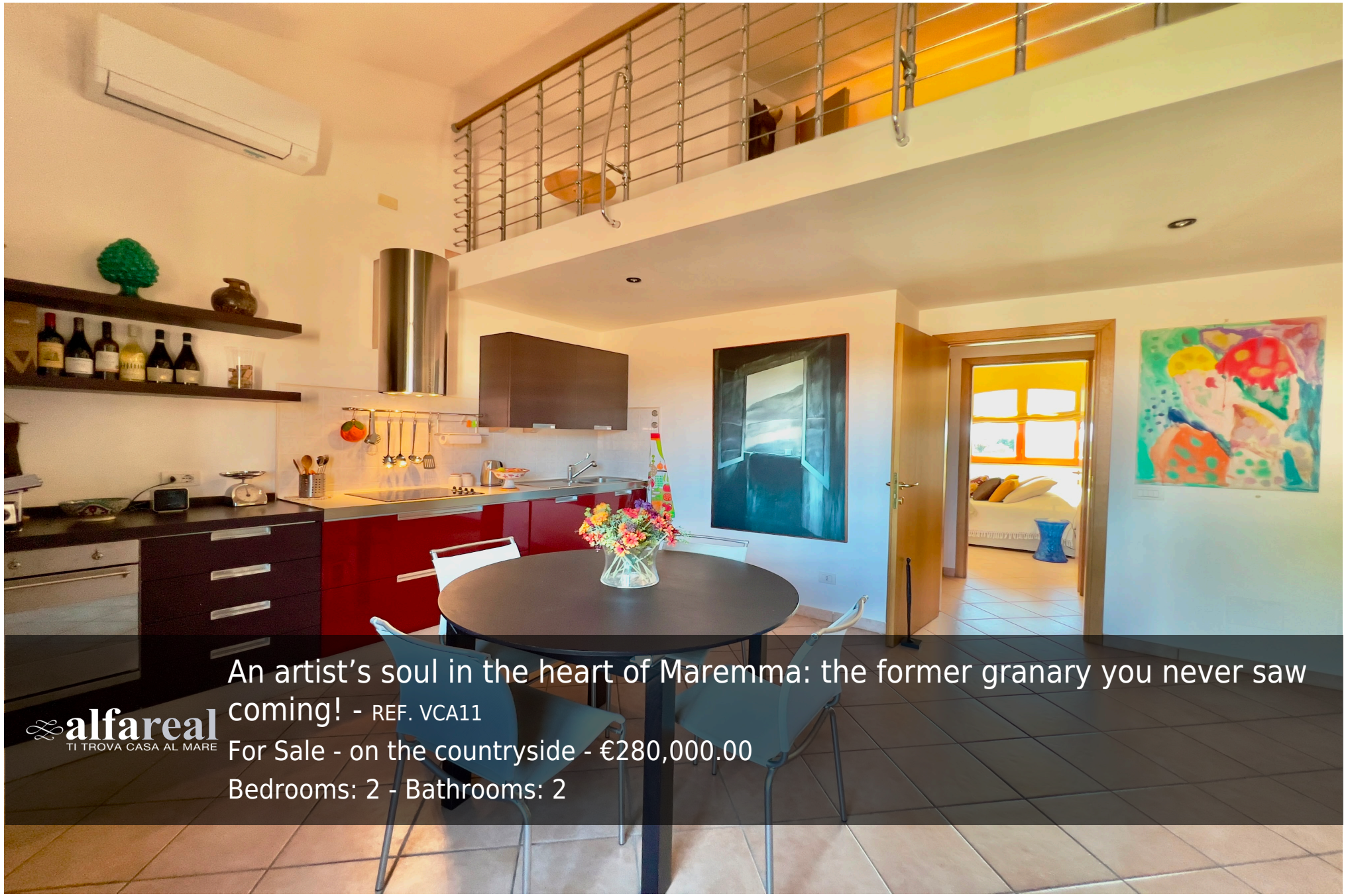


An artist’s soul in the heart of Maremma: the former granary you never saw coming! - REF. VCA11

For Sale - on the countryside - €280,000.00

Bedrooms: 2 - Bathrooms: 2

Key features

Bedrooms: 2 - Bathrooms: 2
Guests: 0

• 2 bathrooms
• 2 bedrooms

Full description

Forget cookie-cutter apartments with standard floor areas and layouts you’ve seen a hundred times.

Just 2 km from the crystal-clear waters of Le Rocchette, set in the authentic, laid-back village life of Pian di Rocca, lies a hidden gem for those seeking style, warmth and personality. Created through a skilful renovation that brought an old granary back to life, this first-floor home is a rare and happy meeting of history and modern design. Stepping through the door is like entering a private art gallery, where every corner has been curated with tailor-made care: the walls are graced with original canvases and paintings by one of the owners, an architect with refined taste who has turned the interiors into a true stage set.

5 reasons to choose this home

Generous volumes and abundant light: soaring ceilings create a sense of space you won’t find elsewhere, while natural light floods every room and highlights the home’s one-of-a-kind layout.
A striking contrast: a dramatic, modern-design staircase with a matching railing leads up to a habitable mezzanine, perfect as a study, a relaxation area or a guest room.
Smart, made-to-measure spaces: a spacious double bedroom with a large corner wardrobe, a small second bedroom with a precision-built raised bed reminiscent of a boat cabin, and a modern kitchen ready for summer dinners.
A home for every season: not just for summers by the sea. In winter, the wood-burning stove creates a cosy, intimate atmosphere, letting you enjoy the Maremma in the low season too, when it’s at its most beautiful because it’s less crowded.
Village-square living and everyday convenience: the home overlooks the piazzetta, so you’ll enjoy the warmth of friendly neighbours and feel part of a community that’s lively all year round. At its heart is the restaurant-pizzeria, which also doubles as your café for morning breakfast, quite literally right downstairs.

The property is completed by a private parking space for total peace of mind even in the busiest months, although parking in the area is usually very easy.

The home is kept in impeccable condition and is ready to move into straight away: just bring your suitcases.

Traditional homes all look alike; those with a unique soul stay on the market for a very short time. Don’t miss the chance to live in a truly one-of-a-kind property. Call us now on +39 0564 935070 to book your viewing, before someone else does!











Via Vittorio Veneto 88
58043 Castiglione della Pescaia (GR)
tel +39 0564 935070
cell. 339 7852243
info@alfaimmobiliare.it
www.alfaimmobiliare.it