



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Fantastic country villa, renovated, in a  
wonderful panoramic position with pool |  
Tuscany property



IT-rr363-KA

panoramablick  
58054 Scansano  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	58054
<b>Country</b>	Italy
<b>City</b>	Scansano
<b>Additional geographical information</b>	Grosseto
<b>Living space</b>	approx. 550 m <sup>2</sup>
<b>Number of rooms</b>	12
<b>Plot size</b>	approx. 50.000 m <sup>2</sup>
<b>Number of bedrooms</b>	7
<b>Number of bathrooms</b>	6
<b>Asking price</b>	1.490.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>

## Description

Magnificent country villa in a top location near Ghiaccio Forte.

Surrounded by a completely fenced park of 5 hectares, the villa enjoys absolute privacy.

The property has about forty centuries-old olive trees, an orchard with citrus fruits, apples, figs, almonds and other fruit trees; it is protected by two entrance gates and leads via a private path to the residence, which is located in an exclusive and private position.

The centrepiece of the villa is the swimming pool, which is surrounded by a beautiful loggia.

The park surrounding the villa is characterised by a perfectly manicured lawn and a magnificent gazebo.

The villa, which was completely renovated in the 1990s, is spread over two floors and has a gross living area of approx. 550 m<sup>2</sup> plus solarium and garages. 7 bedrooms and 6 bathrooms.

Ground floor:

Living room with 2 French windows overlooking both the garden and the swimming pool.

The rooms are open-plan and flow into the library, the dining room and the large, fully equipped kitchen.

There are also 3 bedrooms on the ground floor, each with its own bathroom.

A comfortable staircase leads to the first floor, where the entire sleeping area with 4 rooms and the beautiful terrace are located.

The villa is being sold partially furnished.

Further features:

Large parking areas on the plot + 4 garages.

All utilities available.

LPG heating with radiators.

Solar panels for hot water.

Wifi connection.



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Altitude 195 metres above sea level.

First neighbours 450 m away as the crow flies.

White access road of approx. 1 km in very good condition.

More information and floor plans are available on request.

Further and similar offers can be found on our homepage [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Scansano, Grosseto, Tuscany.

Distances:

Scansano 14 km; Saturnia spa and Golf Club 22 km; Albinia and the coast of the Tyrrhenian Sea 26 km; Grosseto 43 km, Siena 108 km; Rome and Fiumicino airport 150 km; Florence 175 km; Pisa airport 200 km.



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**Your contact person**

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