



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Elegant country estate in a magnificent panoramic location with riding arena, 24 hectares of land, and a pool



IT-RR472-KA

52037 Santa Fiora
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	52037
Country	Italy
City	Santa Fiora
Additional geographical information	Grosseto
Living space	approx. 660 m ²
Number of rooms	22
Plot size	approx. 240.000 m ²
Number of bedrooms	11
Number of bathrooms	10
Asking price	1.300.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

An elegant estate featuring a stable, swimming pool, 24 hectares of land, magnificent panoramic views and absolute privacy.

The recently built villa is spread over a total area of approximately 660 m² and comprises 11 bedrooms and 10 bathrooms.

The layout is as follows:

The ground floor features an elegant panoramic living room with large windows offering stunning views of the countryside.

Also on this level are a professional kitchen, a dining room, a guest toilet and two spacious suites, each with a private bathroom and direct access to the garden.

The upper floor houses six double bedrooms, each with an en-suite bathroom; a suite consisting of two bedrooms and a shared bathroom; a study accessible via a separate external staircase that could also serve as an additional bedroom.

The lower level contains utility areas: a laundry room, a utility room, a bathroom and spacious areas ideal for a private spa, gym, wellness area, wine cellar.

The outdoor area has been designed to enjoy the tranquility of the Tuscan countryside. A large pergola extends in front of the living area, creating an elegant space for al fresco dining and events amidst nature.

The panoramic swimming pool (12.50 x 6.50 m) features a saltwater filtration system and water heating.

The property offers an 80 x 40 m riding arena with river sand and drainage, as well as a large stable equipped with a 17 kW photovoltaic system and a 23 kWh battery.

The estate includes a well providing a year-round water supply. Located just two kilometers from the property is Santa Fiora, one of Tuscany's most enchanting villages and one of the most beautiful villages in Italy.

A property with excellent potential: suitable as a B&B, an equestrian center and/or a high-end private residence.

Further information and floor plans are available upon request.



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Location

Santa Fiora, Grosseto, Tuscany.

The property is accessed via a well-maintained, 350-meter-long gravel road.

Distances: Santa Fiora: 2 km; Pitigliano – Sorano – Sovana: 30–35 km; Montalcino: 43 km; Lake Bolsena: 59 km; Tyrrhenian coast: 80 km; Siena: 89 km; Rome-Fiumicino Airport: 183 km; Pisa Airport: 213 km.



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Your contact person

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