



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Magliano | Beautiful country house with stunning views, outbuilding, 1.5 hectares of land



IT-TCR529-KA

58051 Magliano In Toscana
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58051
Country	Italy
City	Magliano In Toscana
Additional geographical information	Grosseto
Living space	approx. 349 m ²
Number of rooms	18
Plot size	approx. 15.000 m ²
Number of bedrooms	8
Number of bathrooms	9
Asking price	1.590.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished
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

In Magliano in Toscana, immersed in an enchanting setting with a splendid view of the surrounding hills, we offer for sale a farmhouse of approximately 237 sqm, completed by a 112 sqm dependence.

The main farmhouse is spread over two levels. On the ground floor, we are welcomed by a spacious reception area and a dining room that opens directly onto the outdoor porch, perfectly equipped with sofas for moments of relaxation; a bathroom, a practical kitchenette, a storage room, and a bedroom with an en-suite bathroom complete the floor.

Going up to the first floor, we find two additional bedrooms and a suite, the latter consisting of a living room, bedroom, and bathroom. As a functional feature, all the rooms in the property have their own independent entrance.

The dependence, arranged entirely on a single floor, features a main entrance that cleverly divides four bedrooms.

The property is equipped with convenient parking provided with an electric charging station.

All around lies a large and well-kept garden with an outdoor veranda, which extends over a plot of land of approximately 1.5 hectares characterized by 150 young olive trees, where there is also the possibility of building a swimming pool.

The property was completely renovated in 2017, maintaining a simple and elegant style, with parquet floors and exposed beams. The light tones chosen for the finishes enhance and emphasize the brightness of the rooms.

All utilities are present. Water supply is guaranteed by the public aqueduct and a well. Heating and cooling are managed via a heat pump, integrated by a pellet boiler and a solar thermal system for hot water production.

This property is perfect for continuing the tourist accommodation business.

For more offers please consult our web site www.real-estate-italy.com.

Location

Magliano in Toscana (5 km, 8 min), Grosseto (25 km, 30 min), Talamone (25 km, 30 min), Scansano (20 km, 35 min). The nearest airports are Rome Airport (155 km, 1 hour and 45 min), Pisa Airport (180 km, 2 hours), Florence Airport (180 km, 2 hours and 20 min).



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Your contact person

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Nicole Siedersberger-King
Lierstraße 8
80639 München
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