



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Luxury farmhouse/casale, only 20 km to  
the sea, pool, land with olive trees,  
perfect renovated



IT-T353-KA

Meeresnähe

58010 Manciano / Marsiliana

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	58010
<b>Country</b>	Italy
<b>City</b>	Manciano / Marsiliana
<b>Additional geographical information</b>	Grosseto
<b>Living space</b>	approx. 380 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 20.000 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	6
<b>Asking price</b>	1.600.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Refurbished
<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

Luxurious farmhouse/casale, completely renovated in the old Tuscan style with stone walls, travertine arches, wooden beamed ceilings, parquet floors and large fireplace.

The farmhouse is perfectly situated, nestled in the rolling hills of the southern Tuscany, in the middle of the Maremma.

The stylishly renovated farmhouse comprises approx. 380 m<sup>2</sup> of living/usable space, 5 bedrooms, 6 bathrooms, a professional kitchen, 2 living and dining areas, veranda, barbecue and pizza oven. A garage is also available. The pool measures 14 x 7 metres.

All utilities are available. The house is air conditioned.

The house is surrounded by 2 hectares of land with a vegetable garden, an olive grove and a private forest.

From the large outdoor area you have a beautiful view over the rolling hills, Argentario as well as the island of Giglio (the sea is not visible though). The sunsets here are truly spectacular.

## Location

The nearest beach is 20 minutes away and a supermarket is only 5 minutes away.

The distance to the next neighbours is 100 and 200 metres. The property is accessible via a comfortable gravel road of about 600 metres.

Here the main distances:

Marsiliana km 7, Magliano km 15, Manciano 18 km, Terme di Saturnia km 30, Tyrrhenian Sea km 19, Grosseto km 45, Fiumicino airport km 138.



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**Your contact person**

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