



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

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	58054
Country	Italy
City	Scansano
Additional geographical information	Grosseto
Living space	approx. 550 m ²
Number of rooms	12
Plot size	approx. 50.000 m ²
Number of bedrooms	7
Number of bathrooms	6
Asking price	1.700.000,00 €
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

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 m² 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

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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