



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Newly built Tuscan-style villa with pool and views of the village of Manciano I Real estate Tuscany



IT-TCR212-KA

Panoramic view  
58014 Manciano  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	58014
<b>Country</b>	Italy
<b>City</b>	Manciano
<b>Additional geographical information</b>	Grosseto
<b>Living space</b>	approx. 260 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Plot size</b>	approx. 10.000 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	3
<b>Asking price</b>	750.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	As good as new
<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

This beautiful villa with a view over the village of Manciano, is on two levels as follows.

On the ground floor there is a large open space living room with kitchenette and fireplace, two wonderful panoramic verandas, two bathrooms, two bedrooms and a technical room.

The basement houses a garage and rooms for storage and cellar, as well as a bathroom.

The well-kept garden surrounding the property is 1 ha with a 4x13 m panoramic swimming pool.

In the garden there are approximately 70 olive trees and some fruit trees.

The villa was built in 2007.

The style is typical of the Tuscan tradition with exposed beams in the living area, vaulted ceilings in the sleeping area and terracotta floors.

The property is supplied with all utilities and is in energy class A3.

There is a 5.8 kw photovoltaic system and a solar thermal system for hot water.

Heating is provided by the thermo-fireplace in the living area, heat pumps powered by the photovoltaic system and a wood boiler.

The property is connected to the aqueduct, and there is also an autoclave and a rainwater collection tank.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Manciano is 5 minutes away.

The thermal baths of Saturnia can be reached in 20 minutes, the Argentario in about 30 minutes and Lake Bolsena in 40 minutes.

Rome's international airport is a 1h30min drive away.



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**Your contact person**

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