

for sale in Magliano in Toscana

€ 1.180.000

Ref. 1653



170 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST, WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

A single-level farmhouse of approximately 170 square meters with two large porches, one facing north and one facing south for tractors and cars, located in the countryside of Magliano in Tuscany. The basement includes a room of approximately 40 square meters with a large storage area and large shelves for objects and wine bottles. The farmhouse comprises three bedrooms, three bathrooms, a large kitchen, a living room with a fireplace, and a dining area.

Fenced garden of approximately 6,000 square meters with olive trees and tall trees in some areas, with an irrigation system serving the lawn and plants. The garden includes a 14 x 6 swimming pool and a water tank for irrigation.

Adjacent to the garden is a further plot of land of approximately 8,000 m2 with approximately 95 olive trees that produce excellent oil. The heating and hot water system is powered by two LPG tanks.

The house also has hot/cold air conditioning.

The farmhouse is located, along with other properties, in a private complex with limited access and video surveillance. The complex also includes a larger, communal saltwater infinity pool in immaculate condition. The property also includes a 30-square-meter utility room with a veranda just a few meters from the farmhouse, complete with a drinking water tank, a large generator, and a tool shed. The property is located in a panoramic hillside location just minutes from the Monte Argentario-Talamone sea, Giannella beach, and the Feniglia cove, and a 5-minute drive from the town of Magliano in Toscana.

Certification

Energy Class: D

EPglnr: 113.66 kwh/□

Features

Code: 1653	Reason: Sale
Address: Via IV Novembre	Zip Code: 58051
Municipality: Magliano in Toscana	Total Square Meters: 170 sq.m.
Bedrooms: 3	Bathrooms: 3
Rooms: 5	State of Preservation: Excellent
: 5	Total Floor: 1
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 14.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Closet
ADSL Coverage	Cellar : 40 □
Fireplace	Air-Conditioned
Wiring : By Law	Shower
Wooden Window Frames	Shutters

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



