

for sale in Scansano
Montorgiali
€ 750.000
Ref. 1718



140 sq.m. | Bathrooms: 2 | 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.
Charming Villa in the Morellino di Scansano Hills – Breathtaking Views of the Tuscan Archipelago

Immersed in the tranquility and scents of the Maremma countryside, among the rolling hills of Morellino di Scansano, we offer for sale a splendid villa of approximately 140 square meters, spread over two levels, surrounded by an enchanting natural landscape and equipped with every comfort.

The lower level features three spacious double bedrooms and two bathrooms, ideal for hosting family and friends in complete privacy and relaxation. Upstairs, a bright living room with a panoramic view, a stone fireplace, and a spacious kitchen create a welcoming and convivial space, perfect for enjoying the home in any season. Outside, a large 60-square-meter stone porch features a large table for romantic dinners and a relaxing corner.
The house has a drainage ditch on all four sides.

A magnificent 55 sq m in-ground pool offers moments of pure well-being immersed in nature. Completing the outdoor

living area is a 50 sq m stone and wood gazebo, equipped to seat up to 40 people with a wood-fired oven and barbecue, offering unparalleled views of the Tuscan Archipelago.

The property also includes approximately 2.2 hectares of land, a well, municipal water connection, a 60 sq m cellar, ideal for storing wine and local produce, two productive olive groves, a small vineyard, and approximately one hectare of Mediterranean scrub. Two large lawns frame the villa, serviced by an underground concealed irrigation system.

Photovoltaic panels are installed on the roof, ensuring high energy efficiency and sustainable management of the property.

This villa represents the perfect blend of rustic elegance, modern comforts, and pristine nature. A rare opportunity for those wishing to live or invest in one of Tuscany's most enchanting corners.

The sale includes a tractor and some machinery for managing and maintaining the garden and land.

The property is reached via a 250-meter dirt road that is easily accessible in all seasons. It is approximately 23 kilometers from Grosseto and approximately 35 from Principina a Mare.

Certification

Energy Class: G

EPgInr: 109.46 kwh/□

Features

Code: 1718	Reason: Sale
Address: Strada Provinciale 159 bivio montorgiali	Zip Code: 58054
Municipality: Scansano	Zona: Montorgiali
Total Square Meters: 140 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 5
State of Preservation: Good	: 5
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 22.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch : 50 □	Closet
ADSL Coverage	Cellar
Fireplace	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



ASIP sas di Maurizio Bolognini e C.
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High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





