

for sale in Magliano in Toscana

€ 1.850.000

Ref. 1724



200 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

Recently built villa with panoramic views of the surrounding countryside and the sea, with A4+ energy performance rating for earthquake and fire safety.

SURFACES AND STRUCTURES: 150 sq m of living space, 70 sq m of livable porch, 9 sq m of utility room, 120 sq m of annex with heights for a possible mezzanine. Exposed wooden roof throughout, high-energy-efficiency windows and fixtures, LED lights throughout.

INTERIOR: Three double bedrooms, one with a walk-in closet, two bathrooms with windows, a study with bookshelves on all sides, an eat-in kitchen and living room. A storage room/laundry room with washing machine, dryer, and ironing facilities is also available.

Underfloor heating and cooling with concealed dehumidifiers.

EXTERIOR AND LAND: 5 hectares of fenced land with 880 productive olive trees. A beautiful 2,000 sq m lawned garden surrounds the house. A seafront porch and a porch at the main entrance also feature, and a citrus grove with an exposed stone wall.

Entrance driveway lined with cypress trees and tuff, illuminated and automated, dust-free asphalt surface.

MAIN ENTRANCE: automatic double-leaf gate + pedestrian gate

Secondary entrance for agricultural vehicles.

SYSTEMS AND AUTONOMY: Connected to the Fiora aqueduct + private well with two 10,000-liter storage tanks, utility room with drinking water storage. A 6 kW photovoltaic system installed on the outbuilding's roof, with on-site metering,

three-phase electrical system, and automatic irrigation system activated by mobile phone. Convenient covered barbecue area with both gas and charcoal grills.
The combination of large spaces, water/energy autonomy and the 5 hectares of olive trees makes it perfect as a luxury home.
POSSIBILITY TO BUILD A SWIMMING POOL.

Certification

Energy Class: A4

EPgInr: 8.97 kwh/□

Features

Code: 1724	Reason: Sale
Address: Zona Colle di Lupo	Zip Code: 58051
Municipality: Magliano in Toscana	Total Square Meters: 200 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 9	State of Preservation: Excellent
: 5	Level: 1
Total Floor: 1	Heating: Heating
Parking: Uncovered Parking	Age Construction: 2021
Current Status: Free to the deed	Garden: Private, 50.000 sq.m.
Kitchen: Regular Kitchen	Box: Double
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	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	









