

**for sale in Grosseto
Marina di Grosseto
€ 11.500.000
Ref. 366**



1.361 sq.m. | Rooms: 31

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN 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.

EXCELLENT INVESTMENT

We propose the sale of a beautiful, prized tourist accommodation complex in the Grosseto Maremma immersed in an oasis of peace surrounded by the countryside and a stone's throw from the crystal clear sea of the most beautiful beaches in Tuscany and a few kilometers away from places renowned for their history, culture and characteristic landscapes. The structure was built in several phases, between 2002 and 2022 and was renovated and renovated in furnishings between 2019 and 2023. An expansion of the existing volume is also possible. The property includes recently super-equipped apartments and very recent construction, oversized systems (electrical wiring, double boilers, autoclaves, water tanks etc.), by virtue of the technical choices regarding the systems it has low management costs which allow profitability even in the low season. The residence is located within a completely fenced area of approximately 20,000 m2 dedicated to hospitality, guarded by an electric gate with card remote control, and is surrounded by a further 60,000 m2 of land which

in fact constitutes a further buffer of privacy and tranquility compared to what remains in the surrounding countryside. Inside the tourist accommodation area there are 6 villas for a total surface area of approximately 1237 m2 spaced apart and completely independent where there are 30 units including apartments and rooms, a very high level water park with five pools where they can have fun for adults and children as well as a tennis court, bowling green, beach volleyball court, children's playground, adult play area (billiards, table tennis, giant chess etc.), outdoor dining area, indoor restaurant, large communal green areas (over 100 trees), English lawn and automatic irrigation system, car parks and asphalted roads, warehouse of approximately 100 m2, reception with bar and breakfast room. The apartments, the junior suites, are fully furnished and equipped with bathroom with hydromassage tub, kitchenette, air conditioning, safe, satellite TVC, equipped porch. The suites are studio or two-room apartments with walls partially covered in natural stone, exposed wooden roof, fireplace, fully furnished and equipped with bathroom with two-seater hydromassage tub, hydromassage shower cabin, kitchenette, air conditioning, King size crocodile leather bed, stereo system, safe, 32" satellite LCD TV. Two suites are in an independent villa, one of which has a mini-pool with hydromassage for use exclusive.

Systems serving the structure:

Covered artesian well - depth mt. 72 + three-phase electric pump 380 V. 10 HP controlled by electronic inverter
Water system with 2 underground storage tanks and related autoclaved pumps, which can be operated separately
2 waste water purification plants
2 LPG tanks and related supply lines
Automatic irrigation system with 4 independent computers
Common area lighting system with over 100 street lamps managed with timer and twilight sensor
Satellite and terrestrial TV system
Fire prevention system with 8 30m hose reels housed in stainless steel boxes and powered by 2" pipes. Video surveillance system with remote control and via internet
Wi-Fi system. (fiber) covering all apartments and common areas
90 kW photovoltaic system.
Electric gate with remote control opening.

FURTHERMORE, THE STRUCTURE CAN BE EASILY CONVERTED FROM TOURIST ACCOMMODATION TO RESIDENTIAL USE, ALL SYSTEMS SERVING EACH HOUSING UNIT ARE COMPLETELY INDEPENDENT.

THE STRUCTURE HAS RECENTLY BEEN CLASSIFIED 4 STAR RESORT.

THE NEGOTIATION IS CONFIDENTIAL IN THE AGENCY.

PLEASE ABSTAIN TIME WASTERS AND CURIOUS PEOPLE.

Certification

Energy Class: G

Features

Code: 366	Reason: Sale
Address: Marina di Grosseto	Zip Code: 58100
Municipality: Grosseto	Zona: Marina di Grosseto
Total Square Meters: 1.361 sq.m.	Rooms: 31
State of Preservation: Excellent	Covered sq.m.: 1.361 sq.m.
Heating: Heating	Air-Conditioned
Antifire	ADSL Coverage

Bath : By Law

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





