

for sale in Pitigliano Price on Application Ref. 385



160 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

===== EXCELLENT DEAL ALSO AS AN INVESTMENT SINCE IT IS RENTED FOR €1.50 PER MONTH =====
===== REDUCED PRICE=====

ALL THE ENERGY IMPROVEMENT WORKS ON THIS BEAUTIFUL PROPERTY HAVE BEEN COMPLETED AND INCLUDE:

- 12 cm thick rock wool thermal insulation
- fixtures with latest generation materials in wood on the inside and aluminum on the outside
- solar panel for the production of domestic hot water
- 7.7 kW photovoltaic system with storage system consisting of 20 kW batteries
- charging station for electric cars
- Hybrid heating system with heat pump and gas boiler

Splendid villa of approximately 160 square meters, in like-new condition, immersed in the breathtaking Tuscan landscape that only the Maremma region can offer, located two kilometers from the center of Pitigliano in a green and highly private area. The property is surrounded by a large park of approximately 13,000 square meters, completely fenced and guarded by a motorized, remote-controlled gate, home to 120 olive trees and other fruit trees. Outside, there is a covered area

with a wood-burning oven and barbecue, complete with equipment for al fresco dining.

The villa is arranged on two levels above ground in front of the entrance we find a charming porch, on the ground floor it consists of a large living room, eat-in kitchen with pantry, double bedroom, laundry room, closet, bathroom;

On the first floor are two double bedrooms with large terraces and a bathroom with a Jacuzzi tub. The property boasts high-quality finishes, distinguished by an elegant and appropriate choice of materials. It also includes an alarm system, a garden irrigation system, and a private well. The property is strategically located near the town of Pitigliano, just 15 kilometers from the Saturnia hot springs and 30 kilometers from the Argentario coast. It is an excellent setting for those who appreciate beauty and tranquility.

Certification

Energy Class: C

EPglnr: 70.30 kwh/□

Features

Code: 385	Reason: Sale
Zip Code: 58017	Municipality: Pitigliano
Total Square Meters: 160 sq.m.	Bedrooms: 3
Bathrooms: 2	Rooms: 6
State of Preservation: Restored	: 10
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: leased
Garden: Private, 13.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Parquet
Telephone System	Wiring : By Law
Jacuzzi	Shower
Wooden Window Frames	Aluminum Frames
Shutters	

Nearby

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



