

for sale in Manciano Montemerano € 450.000 Ref. 508



130 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

Beautiful apartment of about 130 square meters in rustic Tuscan style maintained in excellent condition located in the middle of the historic center of the village of Montemerano in the municipality of Manciano province of Grosseto, included in 2014 in the list of the most beautiful villages in Italy, due to its small size the historic center can be explored on foot with a walk of a couple of hours, inside the triple circle of medieval walls the village is intact. Every year the town records a constant increase in the number of visitors from all over the world who remain enraptured by the beauty of this little paradise. The building has the typical characteristics of these places with mixed stone walls with exposed stone, and inside attics with beams, rafters and bricks, it is located on the first floor of an ancient building and is characterized by two independent entrances located in two parallel alleys that could also favor the use and / or division of the entire surface into two residential units. Inside it is composed of an entrance hall, eat-in kitchen, bedroom, small room, study, living room with fireplace, large living room with fireplace with direct access to the outside, master bedroom with small bathroom for exclusive use. The property stands on the walls of the village and enjoys a breathtaking panoramic view from several points, it also has a terrace of about 18 square meters from which you can enjoy a beautiful view of the surrounding countryside, on the ground floor we find rooms used as a cellar of about 50 square meters from which you can reach a private courtyard of about 100 square meters used as a garden, very rare in the center historical. The town of Montemerano is served by the provincial road 159 Scansanese, which connects the city of Grosseto with Scansano and

Manciano in the hinterland, and which was a stretch of the former state road 322 delle Collacchie, ending in Follonica. The property is located in the center of an area of undoubted tourist and historical interest that promises to satisfy the needs of every visitor. A few kilometers away are the renowned Terme di Saturnia SPA and Golf Club Resort, the Etruscan centers of Sovana, Sorano and Pitigliano, Mount Amiata with its ski slopes and nature trails, Lake Bolsena, the beautiful promontory of Argentario, the island of Giglio and the Maremma Natural Park. A rich and appreciated area also in terms of food and wine, which offers tranquility and relaxation.

"HERE TIME HAS STOPPED AND YOU CAN LISTEN TO THE SILENCE" thought of Rosanna, in love with Montemerano.

Certification

Energy Class: G

Features

Code: 508	Reason: Sale
Address: Montemerano	Zip Code: 52040
Municipality: Manciano	Zona: Montemerano
Total Square Meters: 130 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 8
State of Preservation: Good	Level: Mezzanine
Total Floor: 2	Heating: Heating
Terrace: Present, 18 sq.m.	Garden: Private, 100 sq.m.
Kitchen: Regular Kitchen	Terrace : 18 □
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar : 50 □
Fireplace	Telephone System
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	





