

**for sale in Manciano
Saturnia
€ 720.000
Ref. 560**



355 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 11

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER ON THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL GIVE ALL THE NECESSARY INFORMATION.

Charming Farmhouse in Maremma Tuscany

For sale in the hills near the Terme di Saturnia - Manciano (GR)

Immersed in the uncontaminated greenery of the Tuscan Maremma, just 9 km from the famous Terme di Saturnia, the property is a charming 19th century stone farmhouse, tastefully restored with respect for local tradition. Once a brick kiln, today this farm embodies the rustic elegance of the Tuscan countryside.

Situated on a plot of land of approximately 2 hectares, the property includes a 280 m2 main house, a 75 m2 outbuilding, a panoramic swimming pool, jacuzzi, Finnish sauna, olive grove and lovingly maintained gardens. The entire estate enjoys absolute privacy, with the first nearby house about 500 meters away, and is ideal for those seeking peace and authentic beauty.

The Main Residence

- 11 rooms distributed on two levels
- 6 bathrooms

- Large living room with 4-sided central fireplace
- "Winter Garden" dining room with windows and handcrafted table
- Kitchen with wood oven and Vietri majolica
- Spacious rooms, some with en-suite bathroom, fireplace and direct access to the garden
- Panoramic porch, office area and independent suite with kitchen

The Little House

- Delightful 75m2 annex with independent entrance
- Living room with fireplace, colorful kitchen, 2 bedrooms, 3 bathrooms, study/dressing room with vintage bathtub
- Patio with wisteria and view of the greenery

Outdoor Spaces and Comfort

- 14x6 m swimming pool with solarium and shaded patio
- Panoramic Jacuzzi and Finnish sauna
- Lush garden with Mediterranean and exotic plants
- 15 mature olive trees, vegetable garden, tool shed and parking for 6-8 cars

Hospitality Opportunity

The property has been used for over 25 years as a successful accommodation facility (holiday home), with the possibility of expanding the rooms. The proximity to the Terme di Saturnia guarantees a constant tourist influx all year round.

Position

A strategic oasis in the heart of Maremma:

- Saturnia and Terme di Saturnia less than 10 km away
- Historic villages such as Manciano, Scansano and Murci in the surrounding area
- 45 km from the Argentario Coast, 35 km from Monte Amiata
- 2 hours from Florence and Rome, well connected to ports and airports

A rare opportunity to live or invest in a corner of Tuscan paradise, between nature, relaxation and tradition.

Certification

Energy Class: G

Features

Code: 560	Reason: Sale
Address: strada provinciale 10 saturnia	Zip Code: 52040
Municipality: Manciano	Zona: Saturnia
Total Square Meters: 355 sq.m.	Bedrooms: 6
Bathrooms: 6	Rooms: 11
State of Preservation: Good	: 8
Level: Multi-Storey	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 18.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Fastweb Coverage	Fireplace
Parquet	Telephone System
Wiring : By Law	Jacuzzi
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	





