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CARDOSELLI FANTERIA SABATINI & PARTNERS

Cardoselli Fanteria Sabatini & Partners  
Corso Italia 57 - 58015 Orbetello  
Phone number 0564 850728

## Villa for Sale in Magliano in Toscana

€ 1.850.000

Ref. CBI026-26-1608



**437 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 19**

Magliano in Tuscany Locality Banditella

Le Stracciabracae is an exclusive property in the quiet Tuscan countryside 10 minutes from the sea surrounding Monte Argentario.

Excellently built and easy to manage, Le Stracciabracae stands on 22,000 m<sup>2</sup> of land with panoramic views to the south over the countryside surrounded by greenery and the typical quiet of the Tuscan Maremma and is made up of a manor house, a warehouse and covered parking spaces

The rectangular main building has a total surface area of 430 m<sup>2</sup> and comprises on the ground floor a large and bright living room with fireplace and double-height ceilings, a large open space for cooking and dining, an area dedicated to reading, a study that can also be used as a bedroom, a guest bathroom as well as a laundry room and a service room with bathroom.

From the entrance hallway, a Cardoso stone staircase leads to the upper floor, the most intimate area of the house, where we find a large master bedroom with fireplace, en suite bathroom with shower and tub and wardrobe with window, a second double bedroom with

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en suite bathroom. suite and a welcoming double room/study with mezzanine where a bathroom with tub is currently located.

On the ground floor with independent entrance, we find the useful guest apartment in this case composed of a living room, two double bedrooms with a complete bathroom.

A comfortable veranda positioned at sunset which extends along one side of the property houses the summer lounge and the large dining table.

The partly closed warehouse allows you to house technical systems and other things while the portico part is ideal for storing bicycles and storing wood.

This fascinating property built in 2005 with the best construction standards was equipped in 2021 with a large swimming pool (14 x 7 m) expertly positioned at the back of the building to avoid disturbances to the relaxing use of the main house.

For those who love Tuscan wine and more, there is a cellar in the basement isolated by a ditch which guarantees its healthiness and constant temperature.

An excellent opportunity for those who want to experience the countryside a short distance from all services and the sea.

Energy Class F  
EP gl,nren 169.63 kWh/m2 year

REF.1608

## Property Informations

**Address:** Località Banditella

**Zip Code:** 58051

**Bedrooms:** 5

**Bathrooms:** 4

**Rooms:** 19

**Internal condition:** Good

---> data\_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

**Floor:** On two-levels

**Parking space:** Covered

**Date of construction:** 2005

**Current Status:** Free at the deed

**Garden:** Private, 22.000 sq.m

**Sea distance:** 13.000 meter

**Kitchen:** Regular Kitchen



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