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Barbera Group International Real Estate
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Independent house for Sale in Manciano

Marsiliana

€ 1.400.000

Ref. CBI100-686-290526



250 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 5

Villa WITH POOL IN LA MARSILIANA - reference Villa Ulivi - 250 sqm

In one of the most suggestive settings of the Tuscan Maremma, between the Sgrilla and the Marsiliana, stands this exclusive detached villa with swimming pool.

The property, which extends over approximately 2 hectares of land, faces south-west, overlooking the splendid view of the Marsiliana and the Corsini castle.

The distribution of the spaces is very functional and allows each room to enjoy private access to the garden. There is a large living room with large windows and a dining room, next to the spacious eat-in kitchen. In the sleeping area there are 3 bedrooms each with a private bathroom. In the living area there is an additional bedroom with bathroom.

The large French windows characterize each room, framing the Tuscan countryside. The wooden beamed ceilings, which reach a maximum height of about 4.5 meters, give the Villa a prestigious atmosphere.

Externally there is a large patio overlooking the swimming pool offering an enchanting view of the hills and the sunset.

The current surface area is 224 seats, and 60 square meters of porch. An approved expansion project of 30 square meters for an additional bedroom with bathroom, 25 square meters of verandas and 35 square meters of covered garage is already available.

The Villa was built with a careful eye to energy efficiency, adopting the latest technological innovations such as solar panels, thermal insulation, ventilated roof, wooden window frames with double glazing and underfloor heating. Directly connected to the electricity and

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water grid, the property also includes an efficient system for irrigation of the external areas.

Strategically positioned, the Villa enjoys easy access to the main points of interest in the area, combining the charm of the Maremma hinterland and its medieval villages including nearby Capalbio, and the splendid sea of Argentario, Talamone and the Maremma Regional Park.

In addition to Villa Ulivi, a second property with the same characteristics is for sale, called Villa Ginepri.

Property Informations

Address: Località Guinzoni

Zip Code: 58010

Bedrooms: 4

Bathrooms: 4

Rooms: 5

Internal condition: Excellent

---> **data_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 0000-00-00

Floor: Ground Floor

Total floors: 1

Parking space: Covered

No architectural barriers: Yes

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private

Kitchen: Eat-in kitchen

: Yes













