



# Historical villa: for Sale in Magliano in Toscana

## € 2.050.000

### Ref. CBI026-26-1652



**522 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 11**

Magliano in Toscana - Ancient house with soul and panorama

A short distance from the village of Magliano in Tuscany, where time seems to pass more slowly and silence has the scent of the sea, stands a property with timeless charm, set in an unrepeatable position: reserved, dominant, just a few minutes drive from the golden beaches of the Maremma.

This elegant farmhouse, built in the '30s on top of a sweet hill, opens onto an enchanting panorama, the gaze spreads free up to Monte Argentario and the islands of the Tuscan archipelago, while the setting sun colors the sky orange and gold.

The residence is spread over two levels for a total area of about 430 square meters, surrounded by a private park of 1.5 hectares, where ancient trees and Mediterranean plants tell stories of past seasons.

A pine avenue introduces to this charming house: on the ground floor welcomes us a spacious kitchen with fireplace and old hearth, a cozy living room, a study (perfect as a bedroom), a bathroom with laundry and a large living room of about 140 square meters, also enriched by a fireplace, where every detail speaks of authenticity and warmth.

On the upper floor, four bright bedrooms and two bathrooms complete the living soul of the house, offering generous environments, quiet and full of atmosphere.



To complete the property, an annex of about 90 square meters that can be reinvented according to your needs: atelier, outbuilding, creative space or place for relaxation.

A corner of Tuscany where nature, history and beauty blend harmoniously. A residence for those seeking the most authentic essence of Tuscan living.

Energy Class G  
EpGInr under evaluation

REF 1652

## Certification

**Energy Class:** G

## Property Informations

**Address:** ZONA BANDITELLA

**Zip Code:** 58051

**Bedrooms:** 5

**Bathrooms:** 3

**Rooms:** 11

**Internal condition:** To Be Cleaned

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

**:** 0000-00-00

**Floor:** On two levels

**Total floors:** 2

**Date of construction:** 1930

**Current Status:** Available after the deed of sale

**Garden:** Private, 15.000 sq.m

**Kitchen:** Eat-in kitchen



