



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Montaione (FI) boccheggiano

Property in the heart of Tuscany near the sea

Discover the timeless elegance and incomparable serenity of this magnificent hamlet set in the idyllic hills of the Tuscan Maremma, a jewel nestled between the provinces of Grosseto and Siena, just 20 minutes from Massa Marittima. This extraordinary property, spread over a total area of 20 hectares, offers a perfect blend of lush nature and modern comforts. Immersed in a lush forest of oak and chestnut trees, the estate is a harmonious combination of privacy and ease of access, with a wonderful view of the surrounding hills and only 40 minutes from the coast of the Tyrrhenian Sea. The surrounding atmosphere exudes unparalleled peace, enhanced by the surrounding natural beauty.

Composed of four separate, fully restored buildings, the property features:

Villa 1: A rustic dwelling with three bedrooms, two bathrooms, a fully equipped kitchen and a cosy living room.

Villa 2: A charming flat with two bedrooms, a modern bathroom, a well-equipped kitchen, a spacious dining room, a bright living room and a large private terrace.

Villa 3: A luxurious loft with ample space, a lush garden and a private terrace. Downstairs: A large common room with an impressive banquet table and a beautiful kitchen. Villa 4: Agricultural annexe, with large terrace with breathtaking views.

Downstairs: 2 garages

The entire estate is equipped with an exclusive swimming pool (9x5), relaxation areas, an outdoor dehors for dining, a wine cellar and a parking area that can accommodate more than 7 cars. The outdoor spaces also include 4 terraces, offering the perfect fusion of interior and exterior design.

Additional features:

Underfloor independent heating with wood boiler.

Solar panels for hot water production.

Aqueduct and spring with 10,000-litre cistern.

Rainwater collection.

Dimensions:

Living area: 1000 sqm.

18 rooms, 7 bedrooms and 7 bathrooms.

Land: 200,000 sqm.

Distances

Siena: 40 KM

Sea: 40 KM

Pisa Airport: 140 Km

Florence: 100 Km

San Galgano Abbey: 15 Km

First built-up area: 3 Km



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INFORMATION

Ref.	Toscana 991
Type	Sale
Category	Villa
Price	1,750,000.00
Annual Expense	
Year	
Energetic Class	G 176 kWh/m ² a

NUMBER

Rooms	18
Bedrooms	7
Bathrooms	7
Balconies + Terraces	4
Floor	
Car Space	7
Box	2

SQUARE METERS

Commercial	1000
Garden	200000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Boiler	Type of heating system	Floor heating
Energy source	Wood Heating				

ACCESSORIES

Fireplace

Laundry room

Solar panels

Swimming pool

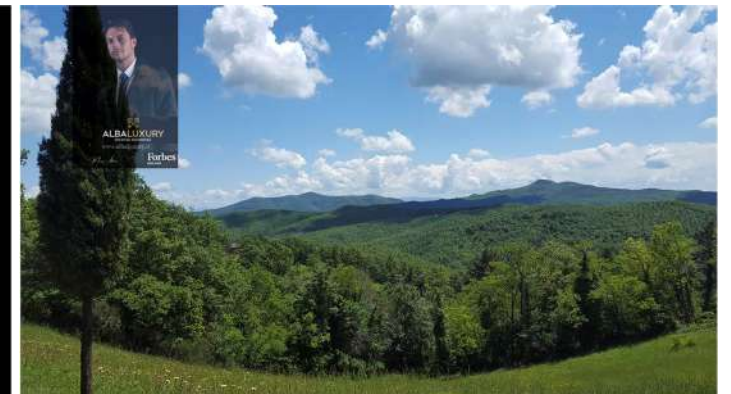
Data network

Storage room

IMAGES



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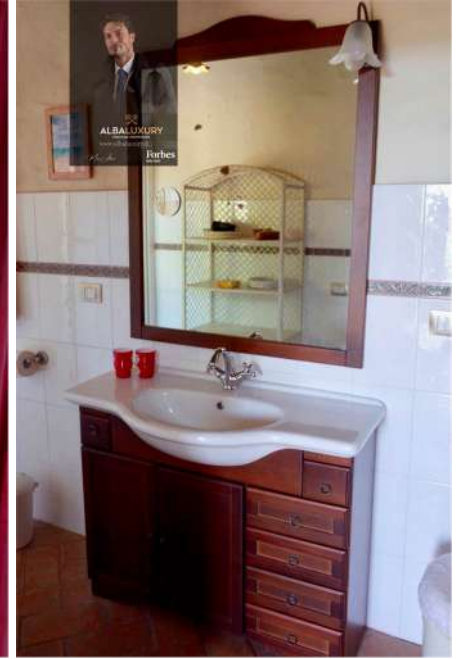


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