



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 Grosseto (GR) Via Del Rio Piccolo 1

### Properties near the sea in Tuscany

Property renovated in 2010 in Tuscany only 20 minutes by car from the centre of Grosseto and only 10 minutes from the beaches. Today the property is used as an agriturismo and is divided into: private house, farmhouse divided into 3 flats, swimming pool, 5 hectares of land and photovoltaic system. The main house, on two levels, measures approximately 140 sqm on the ground floor and 80 sqm on the upper floor for a total of 5 bedrooms and 3 bathrooms in addition to a fireplace and terrace. The farmhouse, measuring approximately 120 square metres, is divided into 3 two-room apartments, each with bedroom, kitchen, private bathroom, air conditioning and veranda. The property is completed by an agricultural annex of about 70 square metres, 5 hectares of land including arable land and olive groves, a swimming pool measuring 11 x 5 metres with a depth of 1.5 metres, a photovoltaic system and video surveillance. Independent heating with pellet boiler. Tuscany is one of the best known and most appreciated places by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, large expanses of vineyards and olive groves, small villages, medieval castles and wineries where you can taste the best wines in the world.

#### INFORMATION

Ref.	Toscana 048
Type	Sale
Category	Villa
Price	1,650,000.00
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	11
Bedrooms	8
Bathrooms	3
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	340
Garden	50000
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	Energy source	Pellet



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## ACCESSORIES

Air conditioning

Fireplace

Photovoltaic system

Swimming pool

Data network

Video surveillance

## IMAGES







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