



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 Pitigliano (GR) Strada provinciale pantano

### Charming property in Tuscany

**BARGAIN PRICE** - Enchanting property recently built and finished to the finest detail immersed in the green Tuscan Maremma a few km from Pitigliano with swimming pool, garden, pond and restaurant. The property, now used as a holiday farm, consists of a renovated farmhouse with 6 bedrooms and 6 bathrooms. This is followed by the main house, with kitchen, living room, 2 bathrooms and 4 bedrooms. There is a restaurant with a further 3 bathrooms and fully equipped for every use. The property is surrounded by 18 hectares of perfectly manicured land offering a breathtaking view, followed by a beautiful swimming pool and a pond where the view and silence are the masters. A large parking area completes the property. The property is 45 km from the Cathedral of Orvieto and 50 km from Monte Amiata and 90 km from Grosseto Airport. Tuscany is one of the areas best known and appreciated 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 062
Type	Sale
Category	Villa
Price	3,000,000.00
Annual Expense	
Year	
Energetic Class	A+ 18.2

#### NUMBER

Rooms	10
Bedrooms	10
Bathrooms	11
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1000
Garden	180000
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	Type of heating system	Floor heating	Energy source	LPG Heating





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

## ACCESSORIES

Air conditioning

Swimming pool

Data network

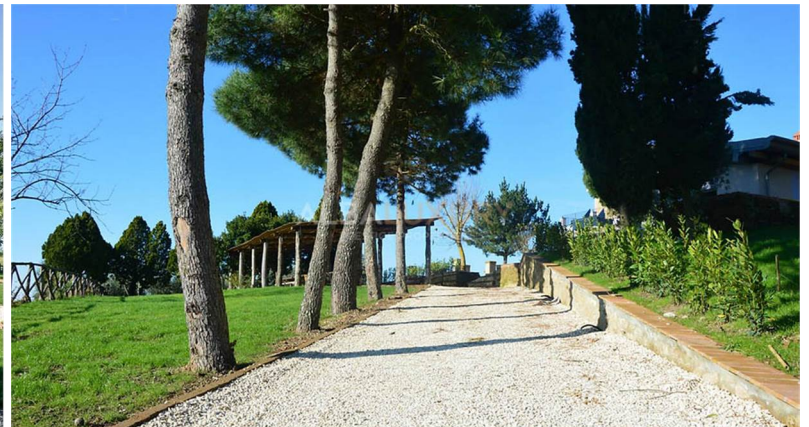
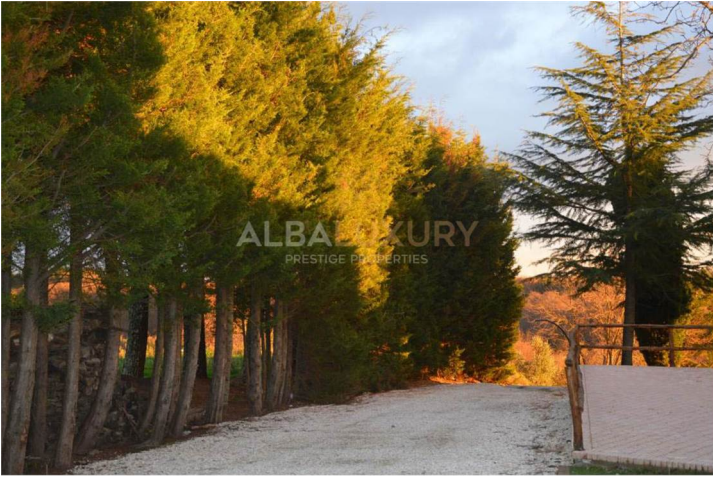
## IMAGES







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







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







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







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







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

