



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Magliano in Toscana (GR) strada consortile collo di lupo 8

Agriturismo with sea view in Tuscany (Grosseto)

In Magliano, some thirty kilometres from the Maremma Regional Park, we find this beautiful agriturismo with vineyard and olive grove set in a 76-hectare property, with its characteristic Tuscan style and enriched by the presence of a spa with sauna and Turkish bath, which was created as a moment of relaxation, and a swimming pool with a view of the sea on the Costa d'Argento.

The structure boasts 15 rooms equipped with all comforts and furnished in a simple and clean manner with antique furniture.

The facility is strategically located for its proximity to the sea, about 20 km away.

Magliano in Toscana surrounded by its ancient and mighty walls, olive groves and vineyards is a picturesque Maremma village rich in history. Arriving from State Road 323, you will be fascinated by the first sight of Magliano: the walls, the towers, the bell tower, the cosy roofs of the small houses, all immersed in the countryside, make up a charming scenery with an ancient flavour. Leave your car outside the walls as you enter Magliano through the Porta San Giovanni gate, a truly pleasant walk awaits you, past ancient palazzi, wall walkways, ancient parish churches and views as far as the Argentario sea. If you arrive at lunch or dinner time, the alleys of the village are filled with the aromas of Maremma cuisine. In August, the 'Vinellando' event with Morellino di Scansano tastings and typical dishes is interesting.

INFORMATION

Ref.	Toscana 902
Type	Sale
Category	Villa
Price	10,500,000.00
Annual Expense	
Year	1500
Energetic Class	D 87.45

NUMBER

Rooms	100000
Bedrooms	15
Bathrooms	18
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	3000
Garden	760000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Garden	Private	Furniture	Furnished
Type living	Dining room	Kitchen	Eat-In Kitchen	Heating	Independent



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Heating Type	Boiler	Type of heating system	Other	Energy source	Gas
Hot Water	Independent	Cooling	Split	Fixtures	Wood
Floors Living Room	Tile	Floors Bedrooms	Tile	Floors Kitchen	Tile
Floors Bathroom	Tile				

ACCESSORIES

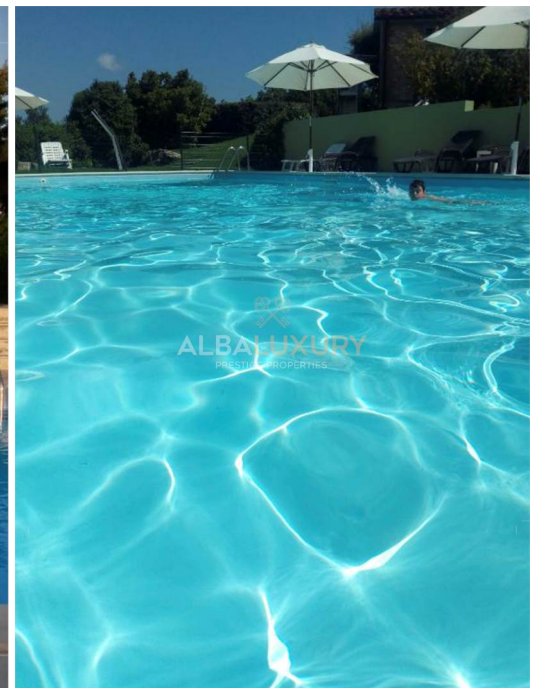
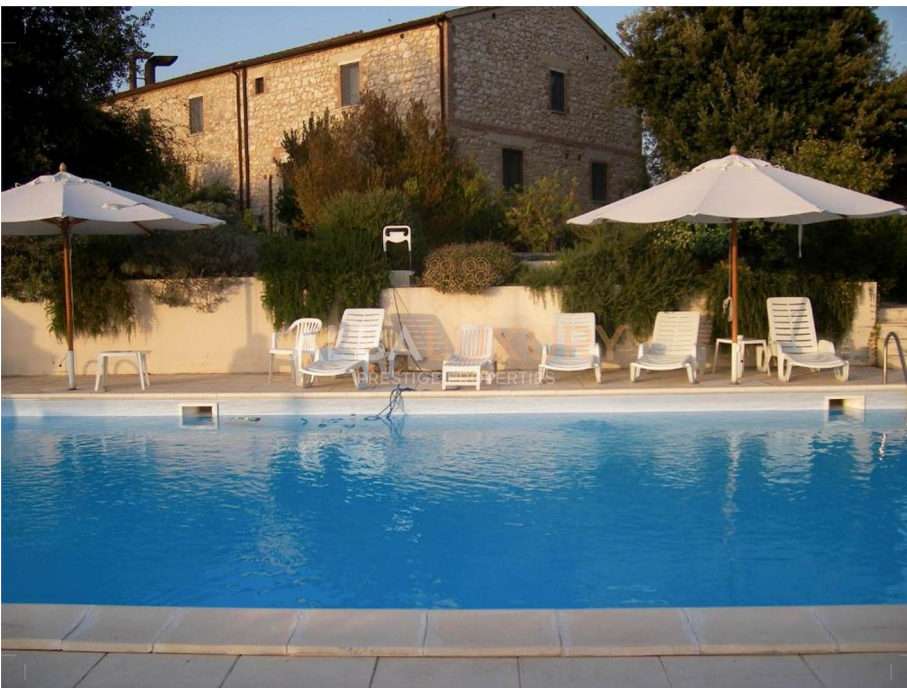
Antitheft

Air conditioning

Home automation system

Swimming pool

IMAGES



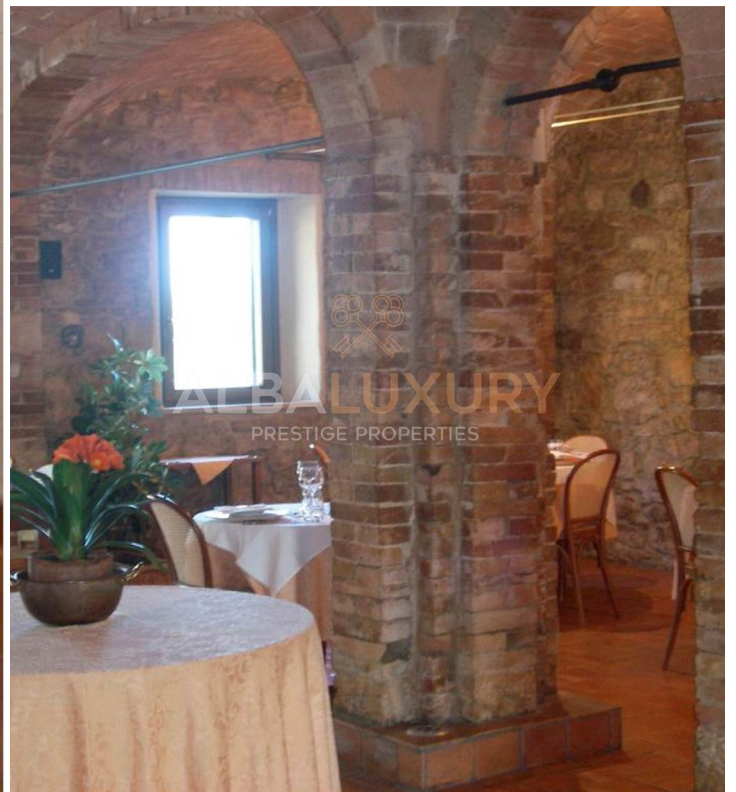


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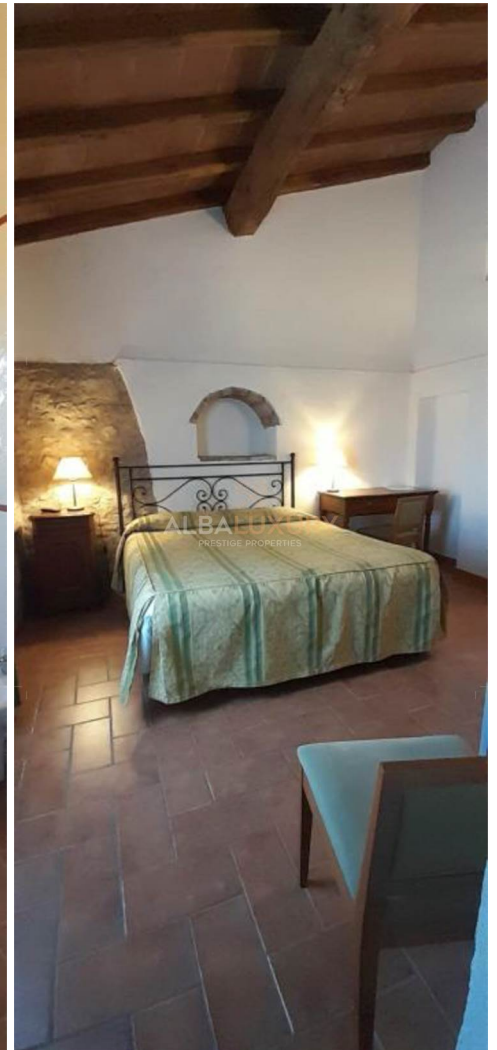
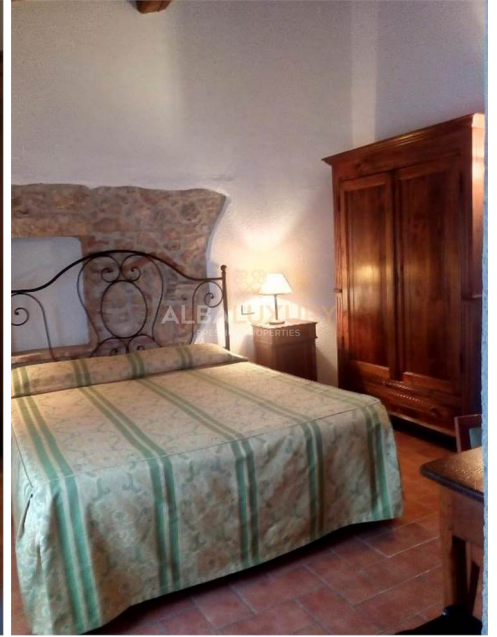


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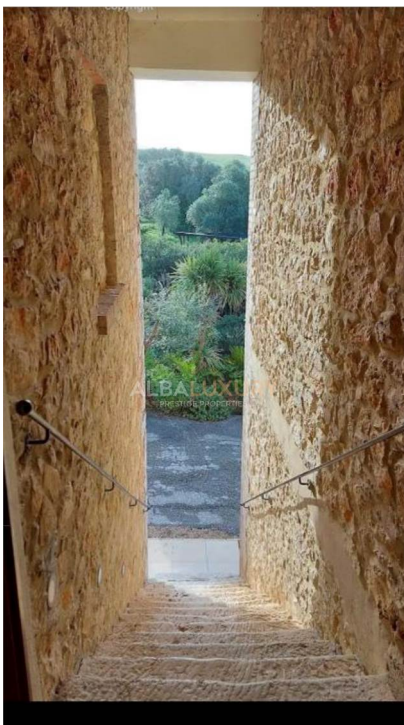


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Mario Altiani

Forbes
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