



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 Grosseto (GR) strada cupi 3

### Exclusive agritourism in Grosseto

This magnificent property is 3.5 km from Alberese in the Maremma Park at the foot of the Uccellina hills in the Province of Grosseto. Rooms with independent entrance and small outdoor area with table and chairs, surrounded by green areas. Well cared for with comfortable furnishings. Daily cleaning.

Buffet breakfasts on the veranda with cakes, jams, yoghurt, croissants, cold meats and cheese always respecting tradition.

Ample parking available for guests.

Rooms with independent entrance and small outdoor area with table and chairs, surrounded by green areas. Well cared for with comfortable furnishings.

In the Aromatica facility there are 4 rooms and a centre equipped with three pools with shatzu hydromassage with back jets and water heated to 35°.

A three-seater hydro pool, a six-seater hydro pool and a larger four-seater hydro pool with counter-current swimming. The indoor path includes a Finnish sauna, a Turkish bath and an emotional shower. The atmosphere is relaxing with a relaxation area with loungers and a view of the vineyards and the Uccellina Hills. The facility can be closed in winter and opened in summer.

10 hectares (400 olive trees, 5 hectares vineyard DOC Maremma Toscana)

2 hectares of garden /Wide car park

Certified organic farm since 1996

Rooms divided into three completely renovated buildings

-Edificio Malva sqm 200 :

Ground floor 10 rooms with bathroom and independent entrance with barrel-shaped table and chairs.

First floor warehouse 200 sqm

-Aromatic Building sqm 200 ground floor and 200 sqm first floor ;

4 rooms with bathroom

Wellness centre with three pools with hydro-massage (three-seater, six-seater and the largest with two hydro places and counter-current swimming)

2-seater sauna, emotional shower, 4-seater Turkish bath and 8-seater barrel-shaped sauna in the garden

Private area with two-seater hydro-massage and shower with sauna 25 sq m

Two outdoor canopies 100 sq m each, one with remote-controlled sliding walls for the winter relaxation area

150 square metres of lawn with 18 sunshades and deckchairs with sun shower.

- Main house on three levels :

First floor basement level of 100 sqm

First floor flat of 100 sqm

Second floor flat of 100 square metres

-Restaurant of 150 square metres with 120 square metres of canopies surrounded by garden

Fully-equipped kitchen with three ovens, sinks, refrigerators, cellar.

Large private parking area

-Safe Energy

Parking area for rooms with 20 kw of photovoltaic panels

2 mini wind turbine blades 20 kw each

Solar thermal for the rooms

In addition, 60 kw of photovoltaic panels will be integrated above the farmhouse roofs for self-consumption in 2023.

(Project already approved) Plans, Visura, Profit and Loss Account available

It is possible to continue the agritourism activity or to convert into private buildings.



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## INFORMATION

Ref.	Toscana 020
Type	Sale
Category	Villa
Price	2,900,000.00
Annual Expense	
Year	
Energetic Class	D 92.21

## NUMBER

Rooms	20
Bedrooms	14
Bathrooms	18
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	1295
Garden	120150
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No barrier

## ACCESSORIES

Antitheft

Air conditioning

Outdoor tables

## IMAGES





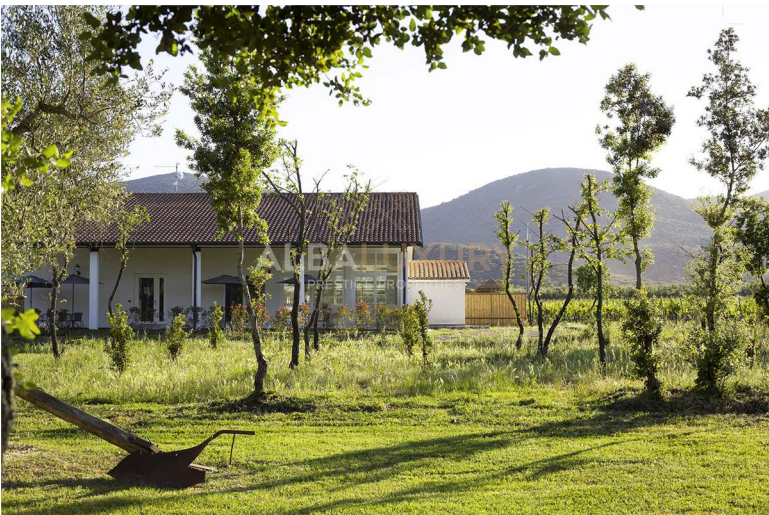
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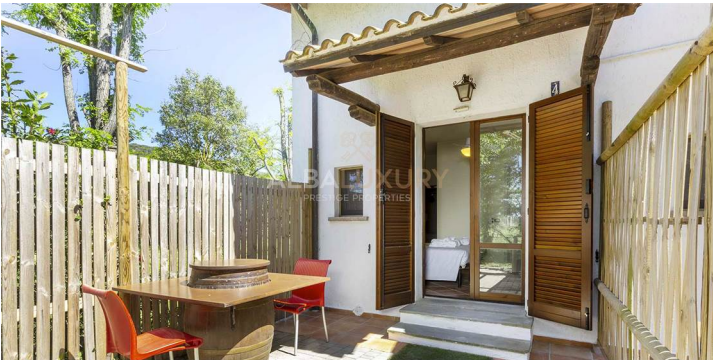
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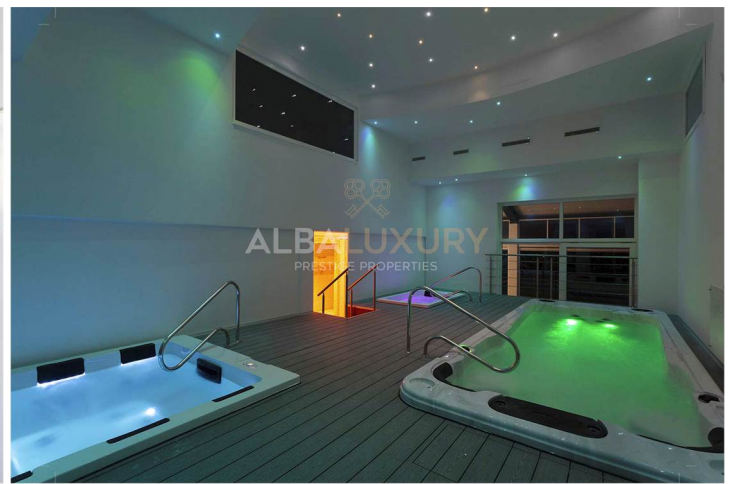
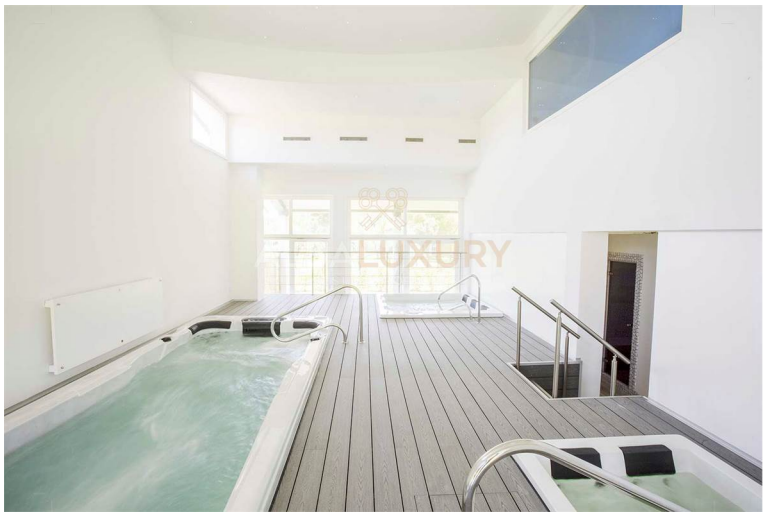
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# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

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