



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) Strada Provinciale Porrone 50

Properties in the Tuscan Maremma

Property in the Tuscan Maremma: Rustic Charm and Natural Beauty. Discover the charm of the Tuscan Maremma with this charming property located in the heart of the province of Grosseto. On two levels and surrounded by 5 hectares of land, this residence offers a perfect combination of modern comfort and authentic rural beauty.

Property Features: With a surface area of approximately 430 sqm and a 12 x 6 metre swimming pool as well as a garage, this property boasts a complete renovation in 2007, guaranteeing a high and modern standard of living. It has four two-room flats and five bathrooms, ideal for accommodating family and friends in a comfortable and cosy environment.

The main residence, measuring approximately 350 square metres on two floors, features beamed ceilings, terracotta floors and air conditioning to ensure coolness and comfort even on the hottest days. The outbuildings, measuring approximately 80 sqm, offer further possibilities for renovation and customisation according to your needs and preferences. The surrounding land, extending over 5 hectares, includes a courtyard and offers the possibility of purchasing additional neighbouring hectares, including arable land and a small olive grove with 130 fruit trees, allowing you to live in close contact with nature and enjoy the beauty of the Tuscan countryside.

Location and Nearby Attractions
Located just 43 km from Grosseto station and an hour's drive from the beaches on the Maremma coast, this property offers you the perfect combination of rural tranquillity and urban convenience. Just 1 km from Porrone Castle, the farmhouse is surrounded by vineyards and olive groves, offering breathtaking views of the Tuscan countryside and providing a peaceful and relaxing living experience.

This property is more than just a house: it is a charming Tuscan retreat that allows you to experience the authentic lifestyle of the region, surrounded by the beauty and tranquillity of the countryside.

INFORMATION

Ref.	Toscana 897
Type	Sale
Category	Villa
Price	790,000.00 EUR
Annual Expense	
Year	
Energetic Class	VA kWh/m ² a

NUMBER

Rooms	10
Bedrooms	4
Bathrooms	5
Balconies + Terraces	
Floor	
Car Space	
Box	

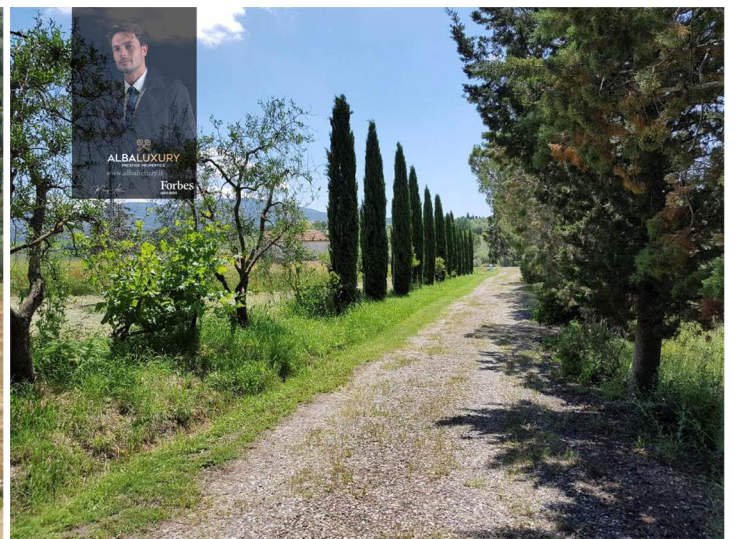
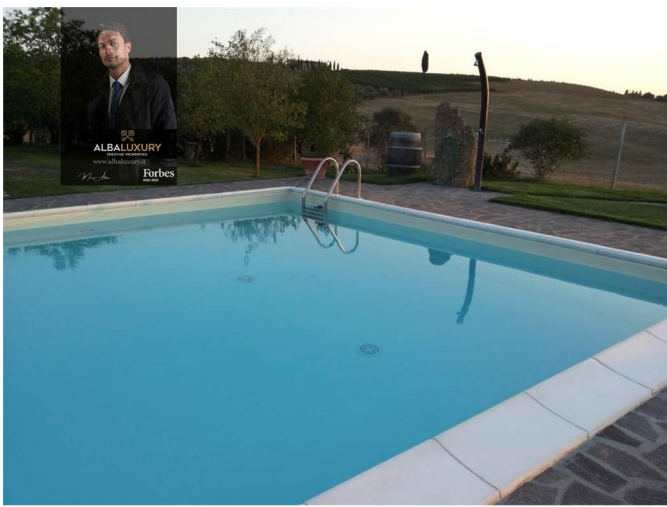
SQUARE METERS

Commercial	430
Garden	60000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

IMAGES

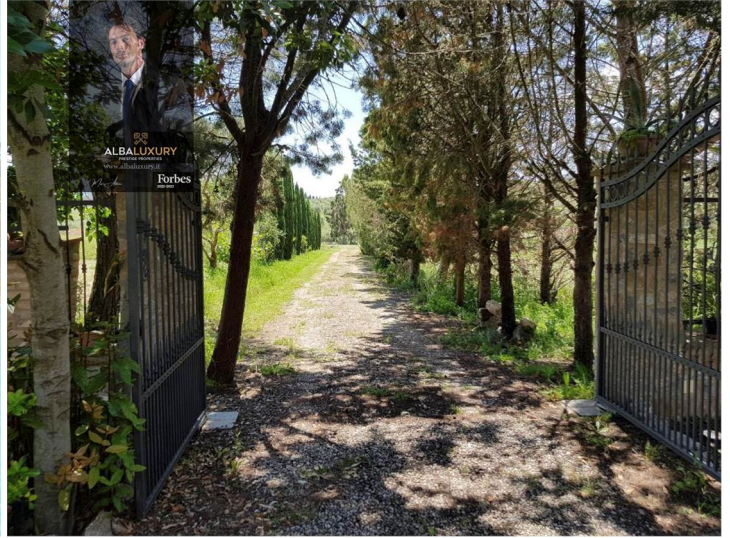


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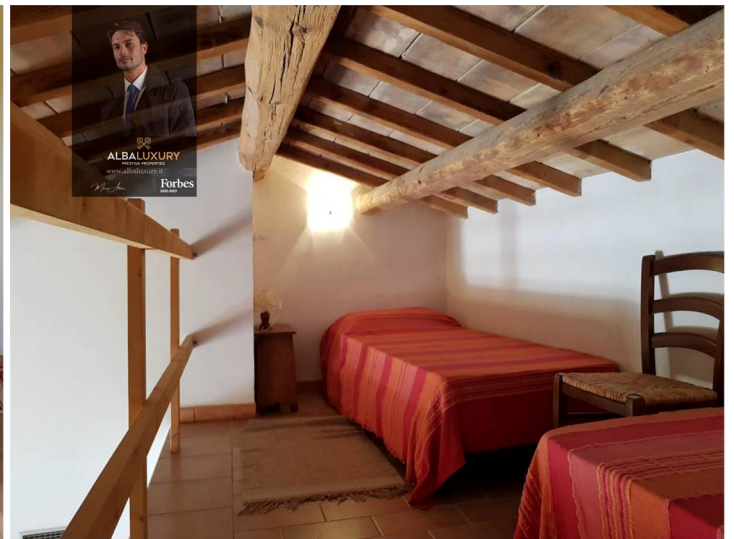


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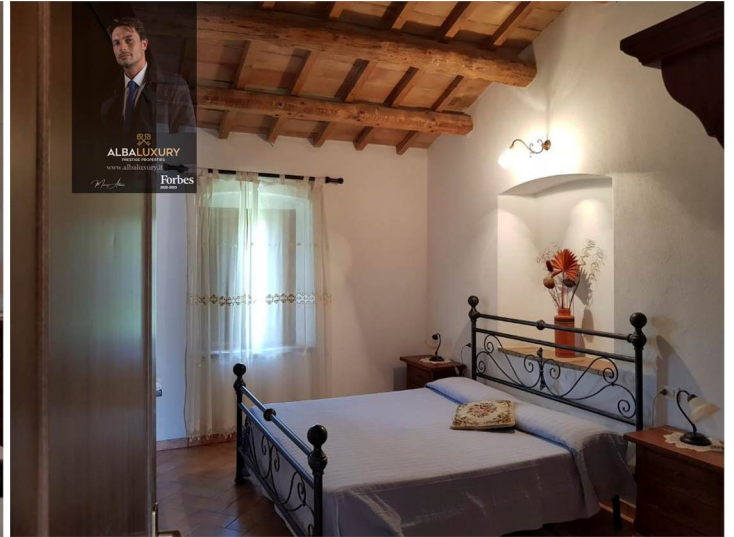


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PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
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