



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 Scarlino (GR) via panoramica della rocca 100

Characteristic panoramic estate in Tuscany

Characteristic panoramic estate in Tuscany in the area of the Colline Metallifere National Park, in one of the areas with the least light pollution in Italy, with 20 hectares of private land, swimming pools, olive groves, meadows, forest and photovoltaic system. The estate is divided into the manor villa, a hamlet consisting of three villas with six flats and a stone building next to the villa on the eastern side of the garden. Manor villa detail: this is an old farmhouse perched on a panoramic ridge with a surface area of approximately 400 square metres, with a 1000-square metre garden from which there is access to the private swimming pool. Borgo detail: this is a property complex consisting of three villas with six flats with a total surface area of about 700 square metres and a panoramic swimming pool. A hamlet that seems to rise from the woods in the middle of the Bandite di Scarlino nature reserve. The villas are totally eco-friendly and built only of wood, heated with the energy of the sun and pampered by a large saltwater infinity pool. The flats in each villa can accommodate from 2 to 7 people, with a private garden or patio. They have fully equipped kitchens, cosy lounges with fireplaces and large bedrooms. Completing the property is a photovoltaic system with a power output of 20 KWp serving the entire property, installed on a 200-square-metre canopy used as a shelter for agricultural equipment and vehicles. We are in the area of the Colline Metallifere National Park, a UNESCO Geopark, which tells of the area's mining and geological history. The cities of art and culture, Etruscan sites and medieval villages, spa areas and the uncontaminated blue sea of the Maremma, Siena, Pisa, Montalcino and Massa Marittima are all just a few kilometres away. If you love nature, you can organise walks along the paths in the Bandite di Scarlino Park, or you can enjoy the crystal-clear blue sea of Cala Violina or the warm waters of the thermal baths of Saturnia, Calidario and Petriolo.

INFORMATION

Ref.	Toscana 068
Type	Sale
Category	Villa
Price	4,350,000.00
Annual Expense	
Year	
Energetic Class	A+ 35 kWh/m ² a

NUMBER

Rooms	30
Bedrooms	23
Bathrooms	17
Balconies + Terraces	1
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1200
Garden	148000
Cellar	
Balconies + Terraces	250
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	Heat Pump	Type of heating system	Air heating



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Hot Water Independent with Panels

ACCESSORIES

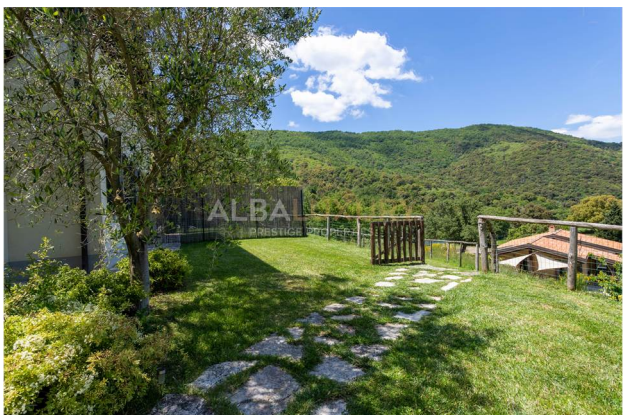
Fireplace

Solar panels

Swimming pool

Data network

IMAGES





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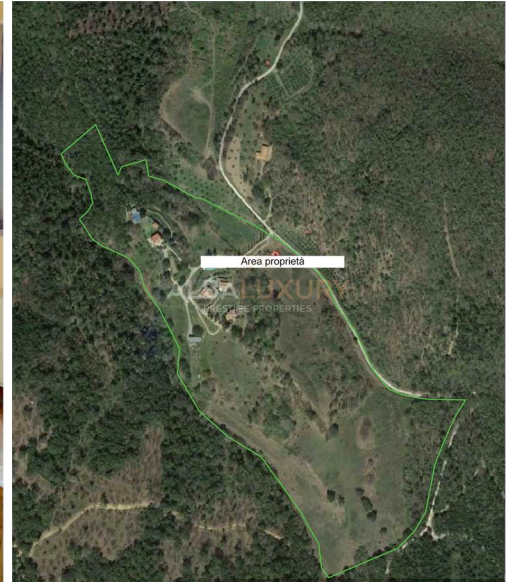


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PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
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