



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) Via la croce 3**

**Charming holiday farm located in Tuscany**

The agriturismo is located in Civitella Paganico, boasting the San Lorenzo al Lanzo Abbey and Belagaio Castle, and the Basso Merse and Val di Merse Nature Reserve. A structure with 12 rooms, immersed in nature visible from the various courtyards, terraces and swimming pool.

Civitella Marittima, a village of ancient Etruscan-Roman origins, situated on a hill overlooking the Maremma and the Sienese hills.

It stands on a hill cloaked in cypress and olive trees, where the eye can admire a landscape that slopes down to the Maremma plain and the Tyrrhenian coast. The village was the seat of the Ardengheschi seignior, which left important examples of Romanesque architecture in this area, such as the beautiful Badia di San Lorenzo al Lanzo, also known as Badia Ardenghesca.

Paganico surprises with its artistic and monumental riches. The regular layout of the village is embellished by the presence of characteristic gates (Senese, Gorella and Grossetana), what remains of the town walls, the typical terracotta houses with loggias dating back to the 14th and 15th centuries, and the beautiful Church of San Michele Arcangelo, which preserves the refined frescoes by Biagio di Goro Grezzi.

Also in the territory of Civitella Paganico are the popular Terme di Petriolo, thermal baths located in the middle of the woods, known since classical antiquity. The thermal baths in this area date back to 1230.

Nature lovers will also appreciate the Basso Merse Nature Reserve, perfect for hikes and long treks.

INFORMATION		NUMBER		SQUARE METERS	
Ref.	Toscana 028	Rooms	20	Commercial	1080
Type	Sale	Bedrooms	16	Garden	5440000
Category	Villa	Bathrooms	16	Cellar	
Price	6,500,000.00	Balconies + Terraces		Balconies + Terraces	
Annual Expense		Floor		Attic	
Year		Car Space		Tavern	
Energetic Class	D 110.12	Box	40	Box	

**FEATURES**

Property Conditions	Renovated	Rank	Medium	Position	Countryside
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Salon



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Kitchen	Eat-In Kitchen	Heating	Central	Heating Type	Boiler
Type of heating system	Other	Energy source	Oil Heating	Hot Water	Central
Fixtures	Wooden double glazed	Doors	Excellent	Blind	Oscurante Legno
Floors Living Room	Granite	Floors Bedrooms	Granite	Floors Kitchen	Granite
Floors Bathroom	Granite				

## ACCESSORIES

Air conditioning

Swimming pool

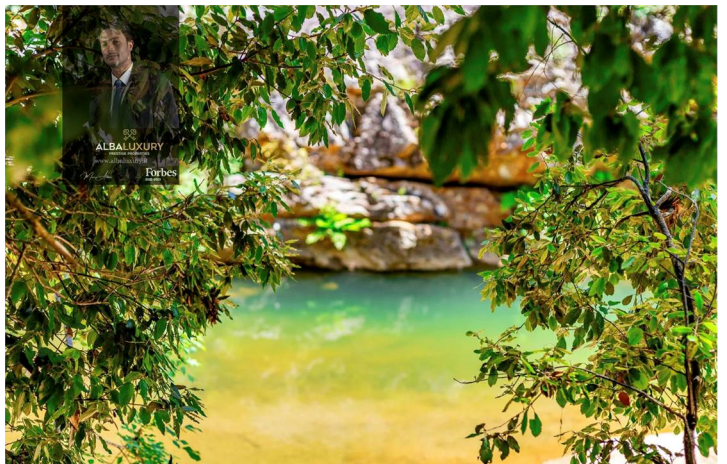
Veranda

## IMAGES





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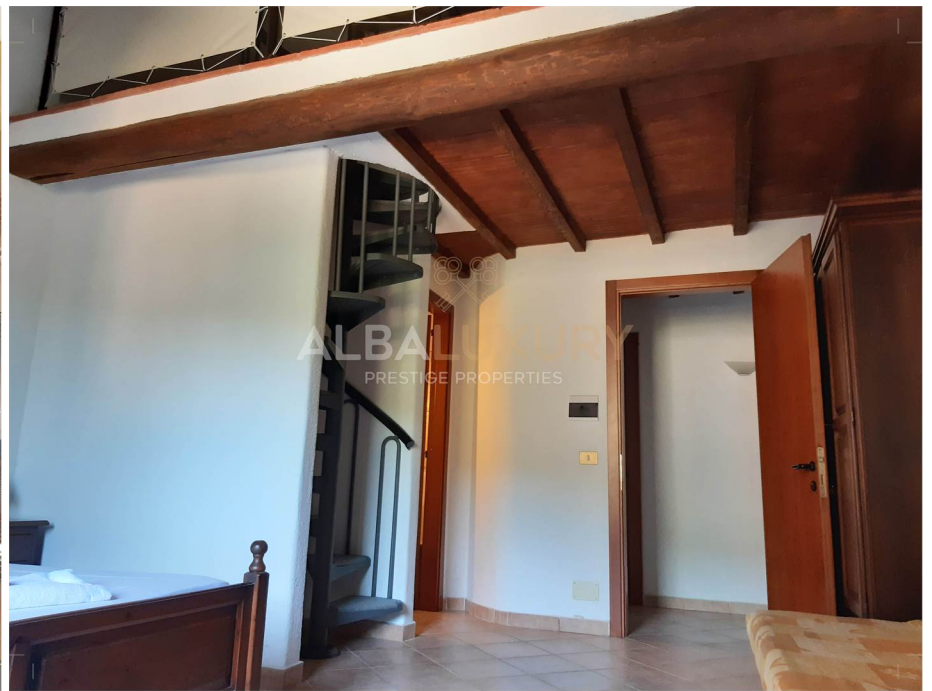


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# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

[INFO@ALBALUXURY.IT](mailto:INFO@ALBALUXURY.IT)