



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 Roccastrada (GR) via dei sodarini 6

Beautiful luxury resort with spa near Grosseto

This beautiful farmhouse set in 22 hectares of woodland and arable land with a panoramic swimming pool in the Tuscan Maremma is ideal for those seeking direct contact with Nature.

A short distance from Grosseto and Siena, its strategic location offers the possibility of pleasant excursions to the surrounding sites of historical, cultural and gastronomic interest, including the nearby Val d' Orcia, a Unesco heritage site. For nature lovers, the Maremma, Farma and Amiata Parks are absolutely unmissable destinations. For those who prefer the Sea, the Maremma Coast with the precious pearls of Castiglione della Pescaia, Punta Ala, and Follonica can be reached by car in only 30 minutes. We also offer the possibility of a stay on the Island of Giglio with the exclusive Mare Maremma offer.

The structure currently used as a luxury resort is spread over two levels and has 12 rooms frescoed with different motifs and colours evoking ancient stories and legends.

The rooms located on the ground floor have an independent garden equipped with deckchairs, table and chairs.

Enhancing the structure is the wellness centre, built a short distance from the hotel in brick and stone with a heating and cooling system.

Here, too, an attempt has been made to maintain the characteristics of rural Tuscan architecture by keeping the ceiling beams interspersed with terracotta tiles

Both the hotel and the wellness centre overlook the beautiful swimming pool .

The restaurant is located 50 metres from the above-mentioned facilities and is easily reached by a pedestrian path bordered by a viburnum and laurel hedge that runs alongside a large mixed orchard.

The restaurant consists of an indoor dining room and an outdoor veranda created with a telescopic cover from which one can enjoy a suggestive view of the surrounding forest.

The Val d'Orcia is, without a doubt, one of the most famous destinations in Tuscany and one of the most internationally popular... ancient villages perched on small hills overlooking bucolic landscapes of gentle valleys, isolated hills and cypress trees, like a postcard from another era... and then typical products, wines, cold meats and cheeses, traditional events and places to be discovered, such as the villages of Montalcino, Montepulciano, Pienza, Castiglione d'Orcia, Bagno Vignoni, Bagni San Filippo, Chianciano, to name but a few. The Val d'Orcia is a paradise where nature, history and art meet and give life to a unique place...



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INFORMATION

Ref.	Toscana 019
Type	Sale
Category	Villa
Price	2,580,000.00
Annual Expense	
Year	1800
Energetic Class	D 87.45

NUMBER

Rooms	18
Bedrooms	12
Bathrooms	14
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	950
Garden	220000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Heat Pump
Type of heating system	Floor heating	Hot Water	Independent with Panels	Cooling	Floor
Fixtures	Wooden double glazed	Doors	Excellent	Floors Living Room	Tile
Floors Bedrooms	Tile	Floors Kitchen	Tile	Floors Bathroom	Tile

ACCESSORIES

Antitheft

Air conditioning

Photovoltaic system

Satellite system

Solar panels

Swimming pool

IMAGES



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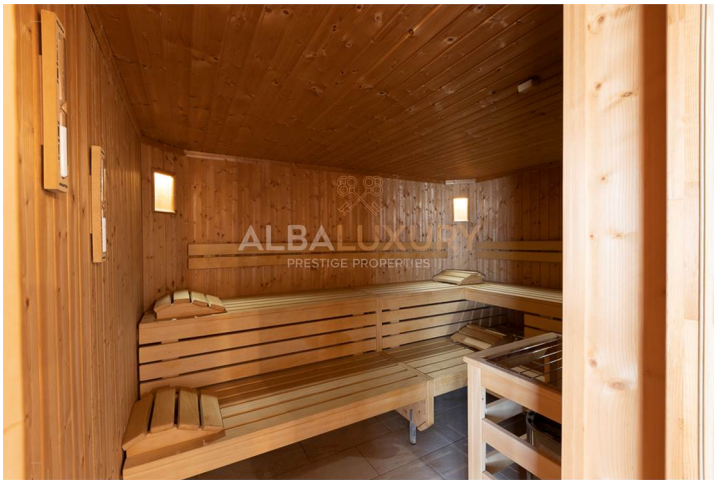


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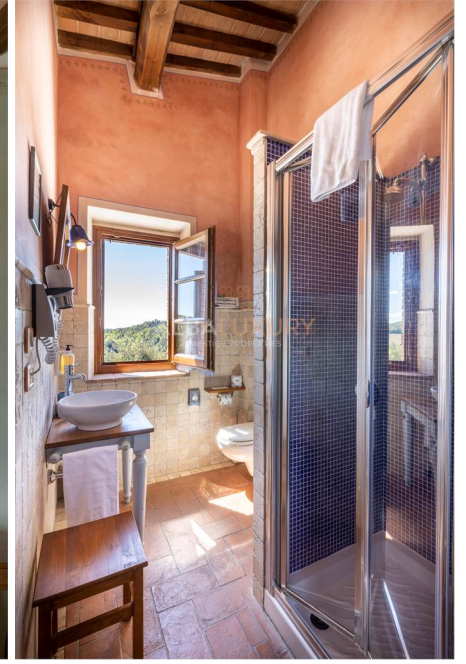


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