Toscana

Cinigiano

Ref. 6039: Luxury residence in Maremma Tuscany with 3 buildings, swimming pool and jacuzzi
Asking Price: € 3.400.000



Description

Enchanting estate in the heart of Maremma, in Cinigiano, composed of 3 buildings with a total of 13 rooms, 16 bathrooms, a garden of approx. 1.1 ha with heated pool and jacuzzi.

This luxury residence is located in the municipality of Cinigiano, among the beautiful hills of the Maremma and consists of 3 buildings.
The main building is 540 m² on three floors, of a total of 10 rooms with ensuite bathrooms, professional kitchen, living room with large windows, study, tavern, laundry, technical rooms and storage rooms.

The villa of 180 m² on three floors has a beautiful living room with kitchen, two bedrooms, three bathrooms, garage, cellar, technical room and a beautiful roof terrace of 60 m².

The third building of 35 m² is an eco-wood cottage nestled in the woods, with a room with kitchenette and a bathroom.
On the grounds, there is a carport for 12 people with a solar panel system.
In the well-tended garden we find spaces to relax, a 6x13m heated swimming pool, a Jacuzzi, a sauna, a room with a music therapy system and a room dedicated to those who want to exercise while enjoying spectacular views of the surrounding countryside.
There are also 40 olive trees and several fruit trees.

CONDITION AND FINISHING
The main house is the result of careful renovation by architect Edoardo Milesi.
The Tuscan charm of an old building from the late 19th century has been preserved, with particular attention to energy saving and the use of sustainable materials.
The villa is newly built and represents a perfect blend of modernity and Tuscan tradition.
The eco cottage was born from the desire to create a space with every comfort, immersed in the silence of the forest for a unique experience.

SERVICES AND UTILITIES
The property is equipped with all utilities.
The water supply for the facilities is provided by the public aqueduct, for the garden and swimming pool it is possible to use the water supplied by no less than 3 wells of different depths.
For hot water, there is a solar water heater and an LPG boiler.
Heating in the main house is with an LPG condensing boiler.
In the villa, underfloor heating is with a solar system and an LPG condensing boiler.
There is air conditioning in the villa.
The solar panel system of 12 kw is located above the carport.

USE AND POTENTIAL
The property is perfect for use as a private residence and as accommodation for tourist rental or for hosting private events.

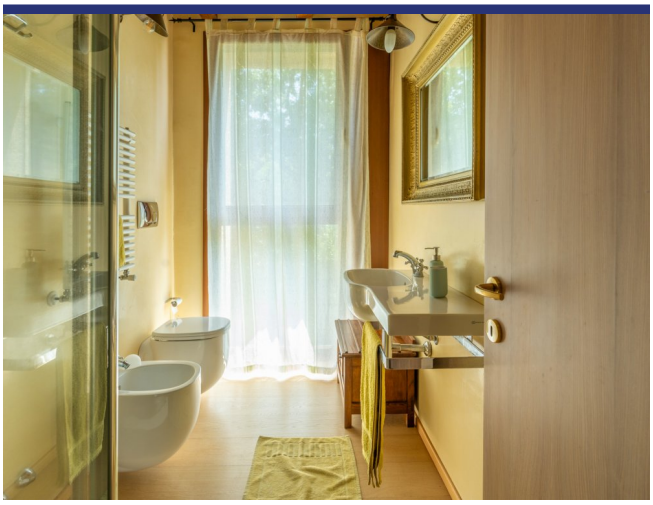
LOCATION

A number of amenities are located 1 km away.
The village of Cinigiano with all amenities is 15 minutes away.
The property is located between the sea and Monte Amiata, both 50 minutes away.
The airports of Florence (135 km) and Pisa (185 km) are a 2-hour drive away and Rome airport (205 km) is 2h20min.

Pictures











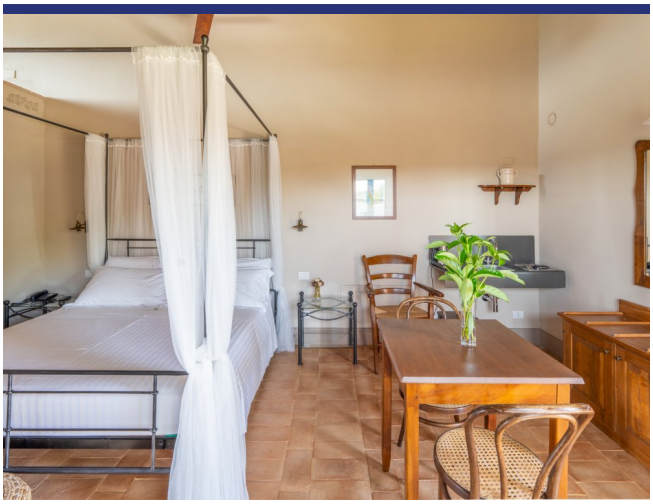




































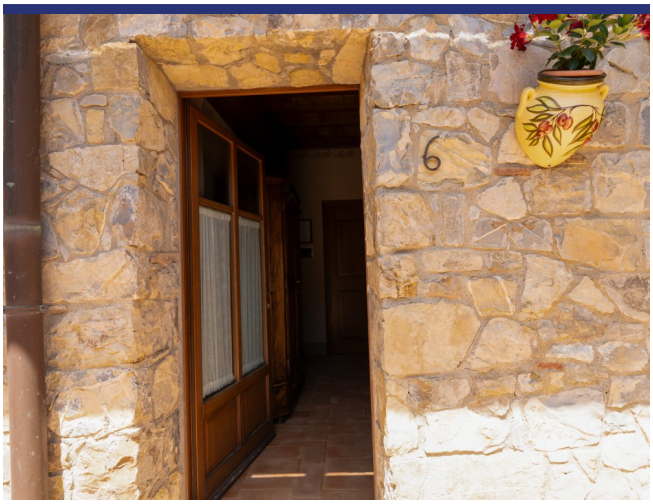







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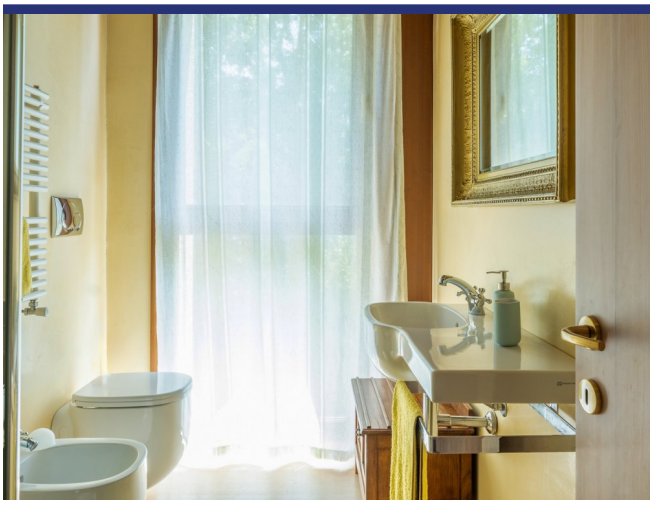






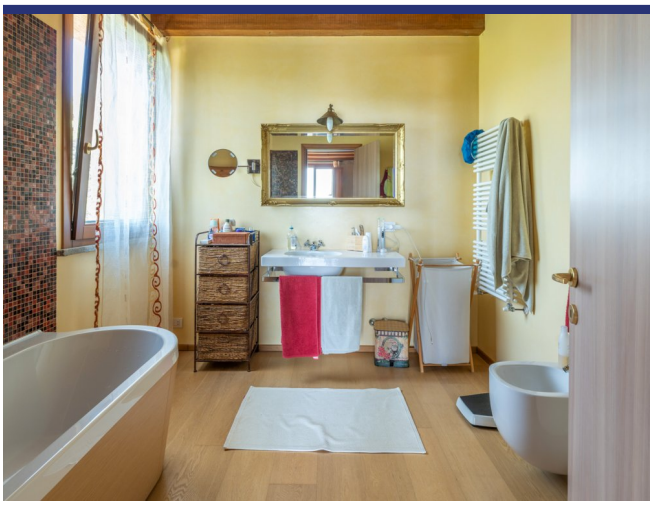


























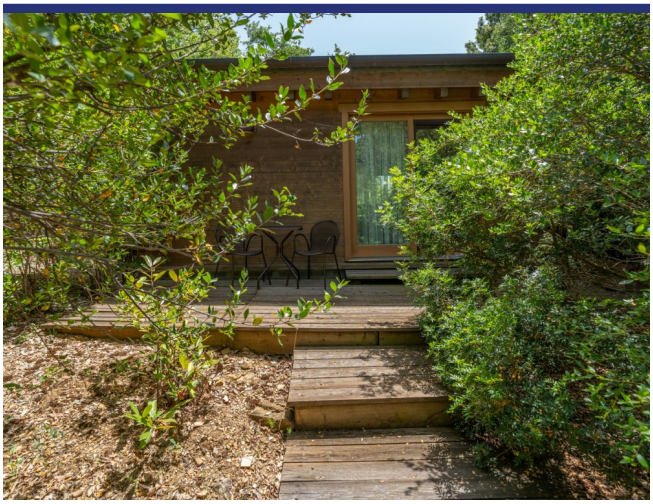
































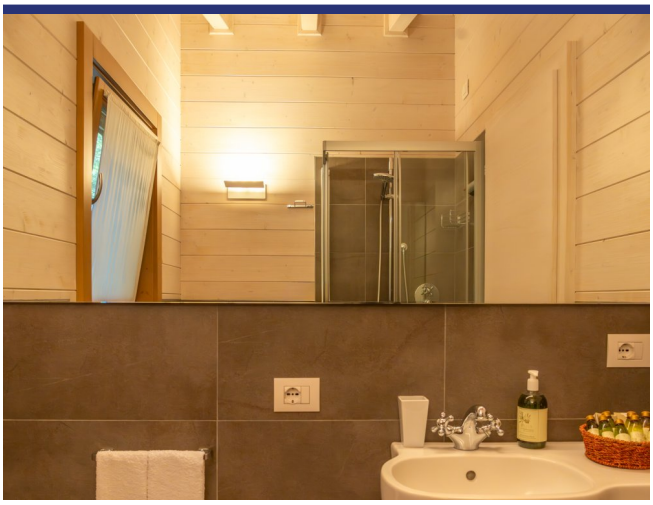










































Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6039
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 55 km to Sea
- 12 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 3.400.000

- Floorspace: 815 m^2
- SQM Plot: 11302 m^2
- Bedrooms: 13
- Bathrooms: 16
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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