

# Toscana

## Manciano

Ref. 5952: Renovated farmhouse in Maremma near the Tuscan beaches of Argentario, with swimming pool

Asking Price: € 640.000



# Description

The property, located a stone's throw from the village of Marsiliana, is a few kilometers from the beaches of Argentario which can be reached in about fifteen minutes.

The main building has two floors and consists of two separate apartments. The ground floor has a living room and kitchen in separate areas, two bedrooms with private bathroom, veranda and room under the stairs.

The first floor has a living room with kitchen, two bedrooms, a bathroom and a large partially covered terrace with laundry room.

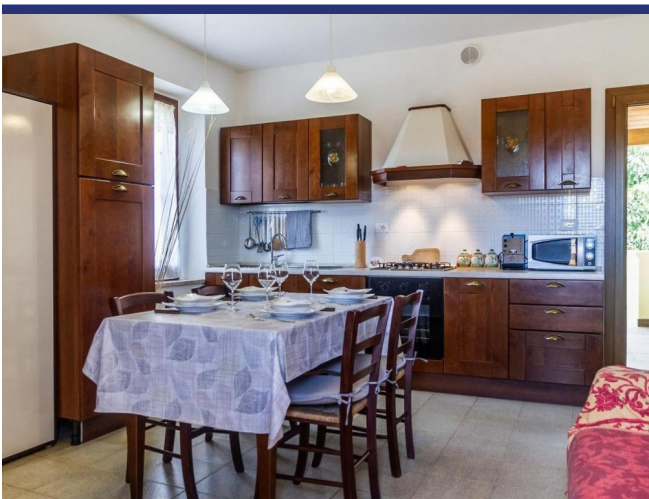
Not far from the farmhouse we find a pergola currently used as a parking lot, as well as a small outbuilding with a wood oven and outdoor kitchen and a wooden tool shed.

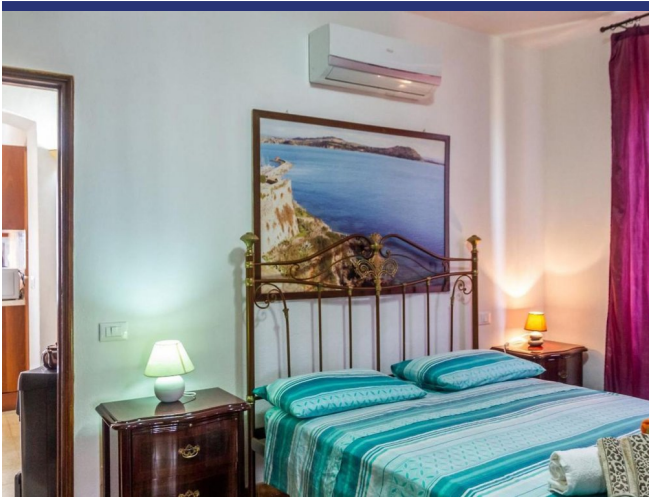
The property is fenced and protected by high green hedges that provide privacy to the garden. There is a private swimming pool of 10 x 5 and 1.50 meters deep.

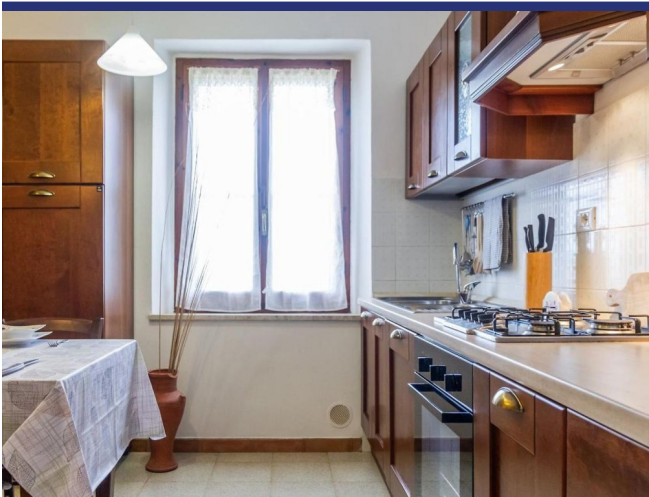
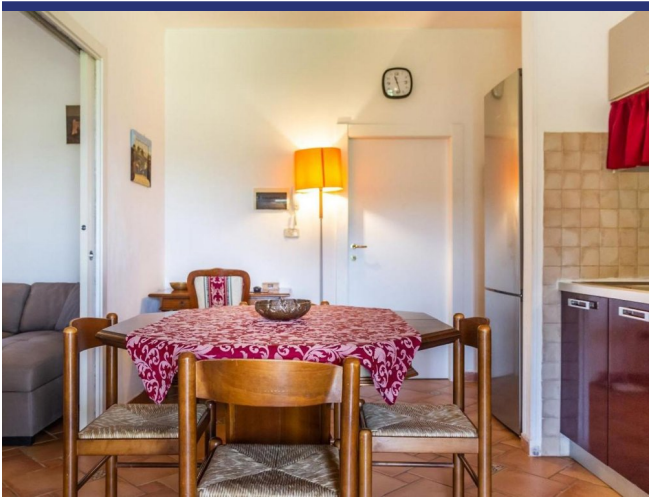
Excellent state of maintenance.

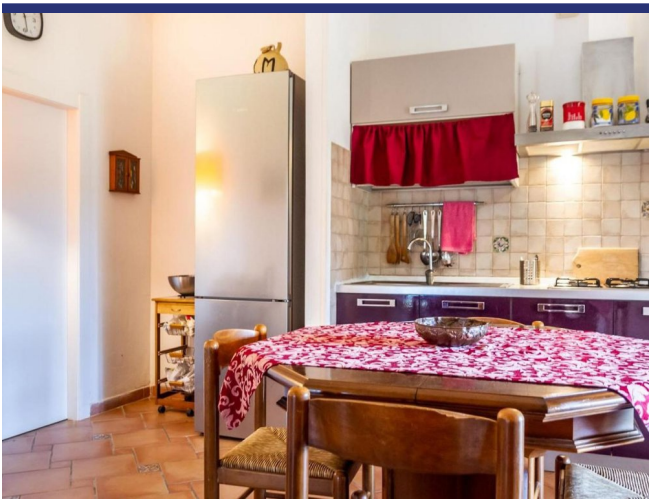
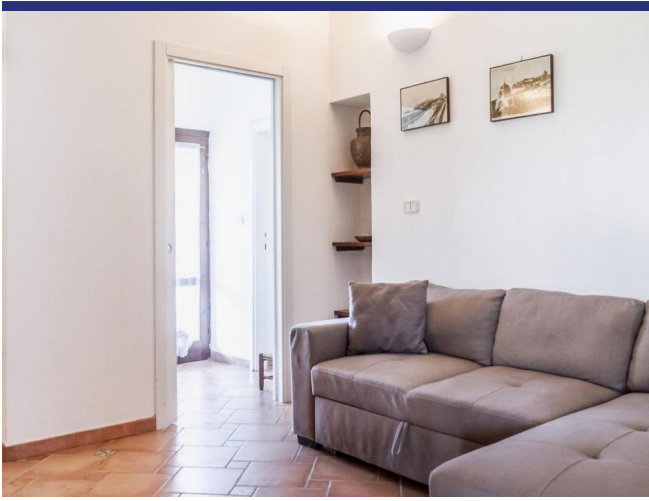
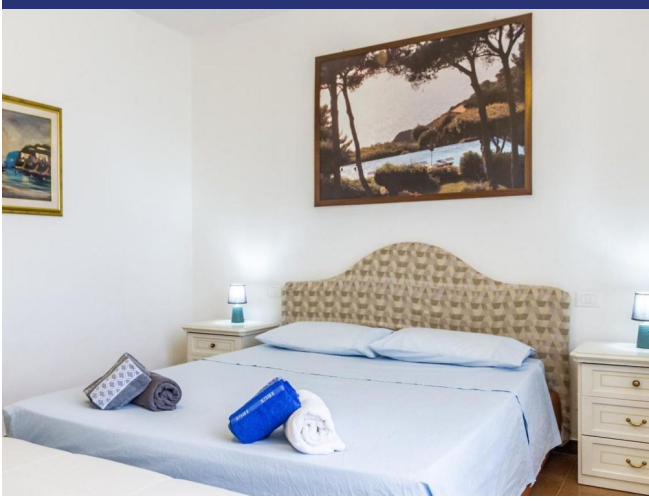
The property has 6 hectares of flat land with a centuries-old olive grove with about 80 trees in excellent productive condition. This provides a beautiful quality olive oil from its own garden.

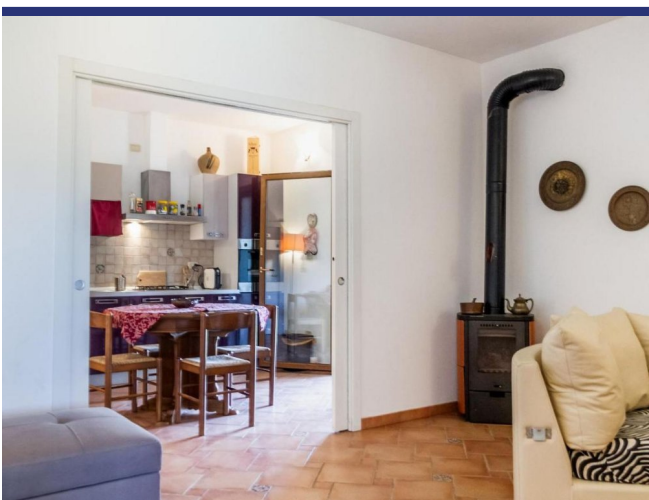
# Pictures









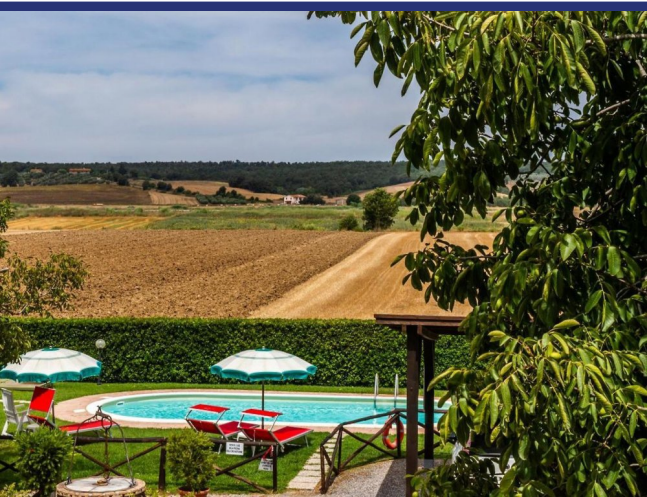














# Location & Details



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

- Reference: 5952
- Villa/Farmhouse
- Panoramic View
- 14 km to Sea
- 1 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Pool: Yes
- Asking Price: € 640.000
- Floorspace: 170 m<sup>2</sup>
- SQM Plot: 61000 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 4
- 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 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
info@italiacasa.net  
www.italiacasa.net

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

info@italiacasa.net  
www.italiacasa.net

