



Art farmhouse near the spa of Saturnia

Price: € 1,650,000.00

Reference Code: 10937

Description

A unique gem nestled in the Tuscan countryside, amid art, history and nature, just a stone's throw from the renowned Saturnia Spa.

Description:

This charming old farmhouse with outbuilding, measuring 681 square meters, combines the elegance of tradition with modern comforts. The entrance opens into a cozy living room, ideal for receiving guests, from which you enter a second living room with a splendid fireplace, perfect for relaxing in a charming setting, and a bright dining room. The livable and professional kitchen is a functional and elegant space for discerning kitchen lovers.

The interior, decorated with original frescoes by master Camilian Demetrescu, offers six bedrooms and seven bathrooms, ensuring maximum hospitality and comfort. Finishes include terracotta floors and beamed ceilings, symbols of Tuscan authenticity.

The recently built stone outbuilding offers ample space to expand the property's hospitality.

Outdoor Spaces:

Surrounded by one hectare of private garden, the farmhouse offers ample green spaces to enjoy nature. The swimming pool, harmoniously integrated into the landscape, is an oasis of relaxation. Waterfall pools evoke the ancient presence of a natural spring, enriching the atmosphere with a unique touch.

The surrounding land, which covers 5 hectares with productive olive groves, can be expanded to 60 hectares to meet any agricultural or landscaping needs.

Condition and Finishes:

The property has been maintained in impeccable condition, combining traditional materials and modern amenities. Attention to detail and respect for original features make this farmhouse a home ready to be lived in.

Potential uses:

Currently operating as an agritourism, the farmhouse represents a unique opportunity for those wishing to invest in a luxury accommodation business. It is also ideal as a private residence or exclusive relais.

Location:

Located in the hills of Manciano, the farmhouse offers a unique panoramic view of the Maremma. Just a few kilometers away are the famous Terme di Saturnia and Cascade del Mulino waterfalls, renowned destinations for their natural thermal waters.

The beaches of Capalbio, about a 30-minute drive away, offer moments of relaxation by the sea, while the nearby historic villages of Pitigliano, Sovana and Sorano offer a journey through history and traditions. The area is famous for its fine wines, such as Morellino di Scansano, and fine gastronomy.

Easily accessible from Rome and Florence, the property combines privacy and proximity to valuable services and tourist attractions.

Rooms

Bathrooms

Square Footage

Garden/Terrace

Energy Class

Status

12

7

681 Sq. Ft.

50000 Sq. Ft.

G

Ottimo

Location Overview



Accessibility Highlights

SEA-LAKE

HIGHWAY

TRANSPORT

SERVICES

PARKING

40 Km

35 Km

40 Km

Km

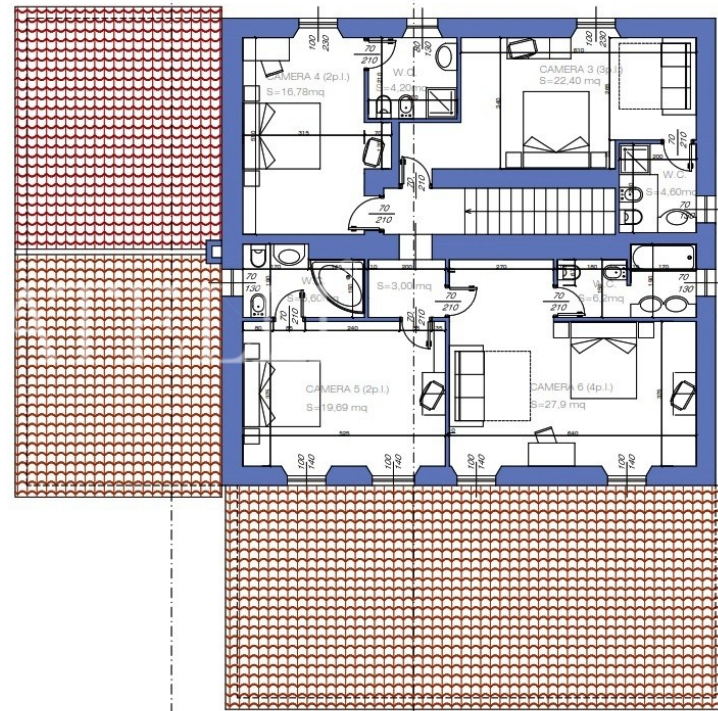
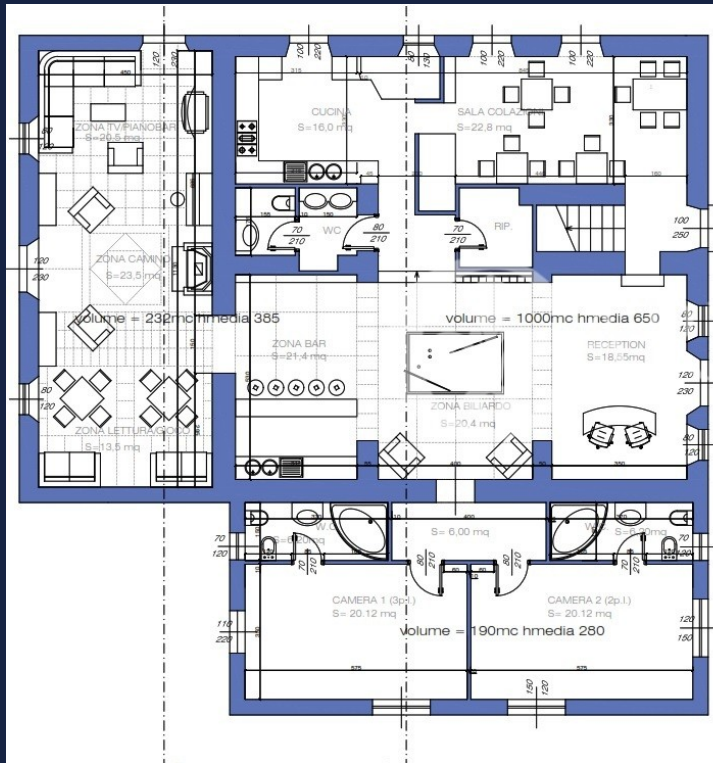
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Additional Points of Interest: Aeroporto Fiumicino - 140 km
Roma - 140 km
Argentario - 50 km































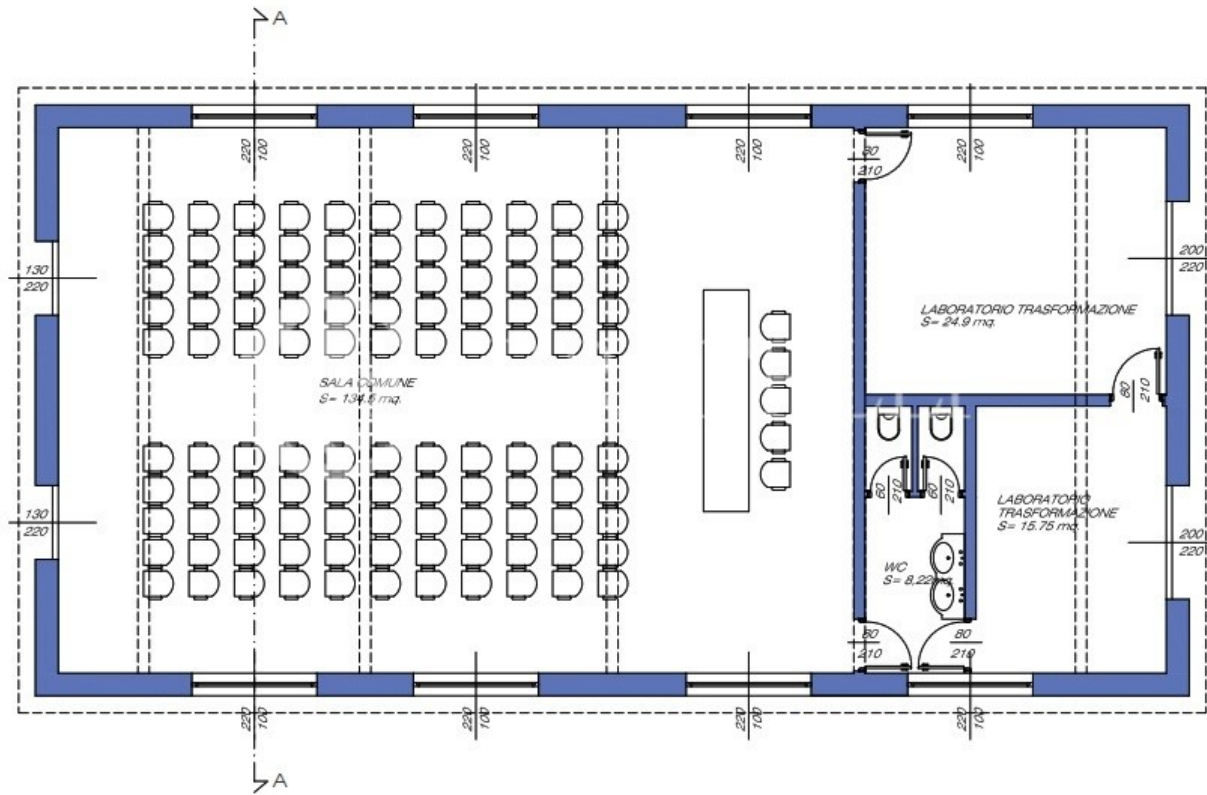










































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