



Elegance and sustainability in the Tuscan Maremma

Price: € 1,250,000.00

Reference Code: 11005

Description

A paradise between nature and design for authentic and rejuvenating living.

Description:

This splendid villa, built according to green building principles, stands in a commanding position, offering enchanting views that sweep over the countryside to the sea. The entrance opens onto a spacious living area with an open kitchenette, where no less than seven French windows flood the room with natural light, creating a warm and welcoming atmosphere. The continuity between indoors and outdoors gives a feeling of harmony, while the gaze wanders between the hills and the distant horizon.

The living area leads to a second living room, intimate and cozy, embellished by a fireplace that invites moments of relaxation in front of the fire. A small hallway leads to two bedrooms and two bathrooms. Two more bedrooms and a bathroom, located on the upper floor, all enjoy extraordinary panoramic views, making every awakening a unique experience immersed in the natural beauty of the Maremma. Finally, the outbuilding houses a two-room apartment and a 115-square-meter workshop.

Outdoor Spaces:

The vast private garden hosts an annex already divided into three functional rooms: a plant room, a laundry room and a wood-burning oven, ideal for completing the practical needs of the property. The 20 hectares of land include lush olive groves and two small lakes that embellish the landscape, making it a place of absolute beauty.

Condition and Finishes:

The property is in excellent condition, with fine finishes that enhance the Tuscan tradition: handmade terracotta floors and underfloor heating systems powered by heat pumps with geothermal probes. A 10kw photovoltaic system underscores the attention to sustainability and energy autonomy. Every detail is designed to ensure modern comfort in harmony with the surrounding environment.

Potential uses:

This exclusive residence lends itself to multiple uses: ideal as a vacation home for those who wish to immerse themselves in the quiet of nature, perfect for a charming farmhouse or as a main residence for those who dream of experiencing the authentic beauty of Tuscany.

Location:

Located in Montiano, this property enjoys a privileged position, a few kilometers from the sea and with a breathtaking panoramic view that stretches to the Argentario. The area, characterized by a secluded and quiet atmosphere, is perfect for those seeking privacy without sacrificing proximity to major points of interest. Montiano, with its typical charm and the cultural richness of Maremma, offers a unique setting, immersed in tradition and natural beauty.

Rooms

Bathrooms

Square Footage

Garden/Terrace

Energy Class

Status

12

4

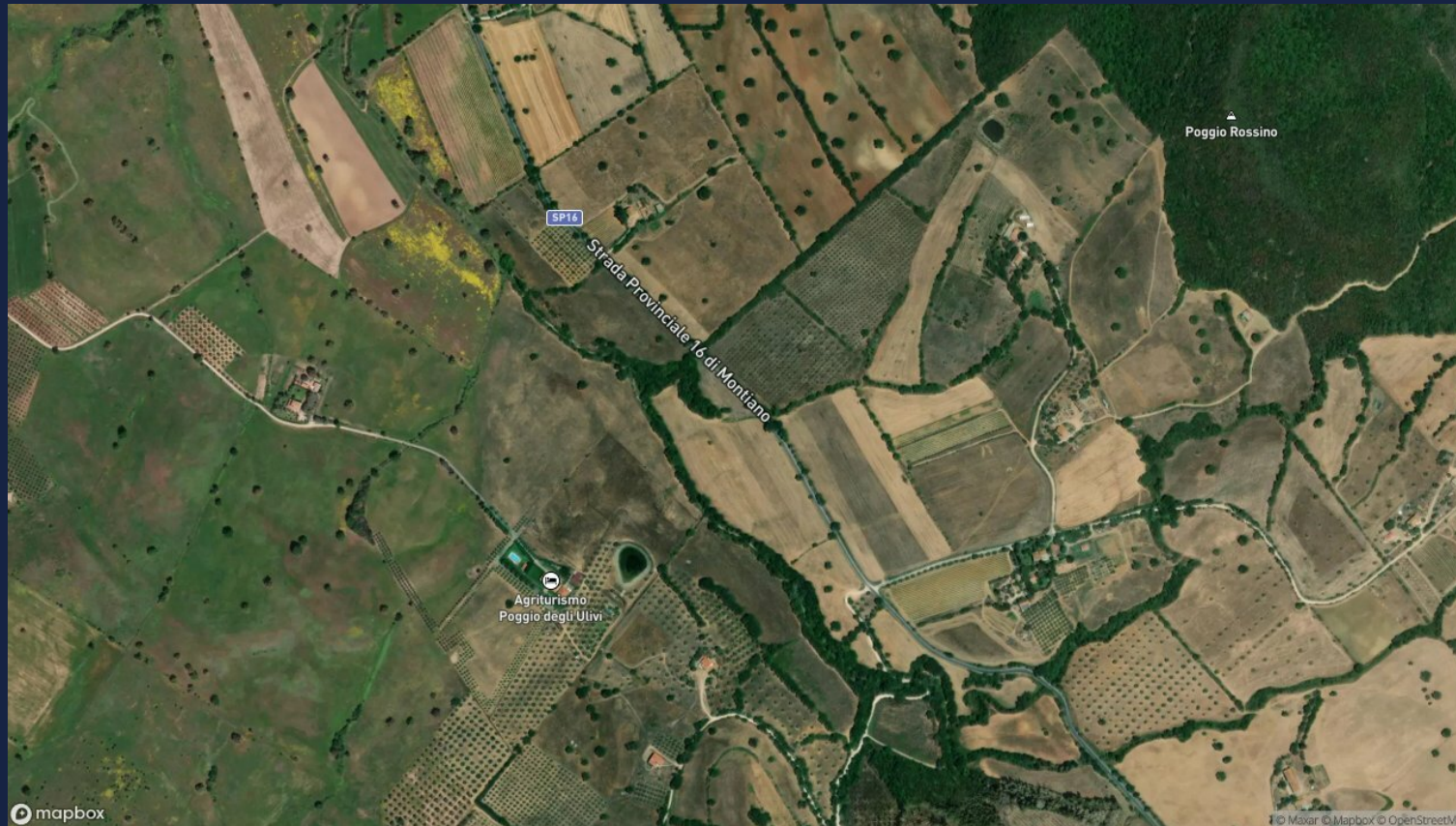
335 Sq. Ft.

200000 Sq. Ft.

A+

Ottimo

Location Overview



Accessibility Highlights

SEA-LAKE

HIGHWAY

TRANSPORT

SERVICES

PARKING

23 Km

7 Km

11 Km

10 Km

m

Additional Points of Interest: Aeroporto Fiumicino - 165 km

Aeroporto di Pisa - 165 km

Siena - 85 km

Argentario - 40 km



































































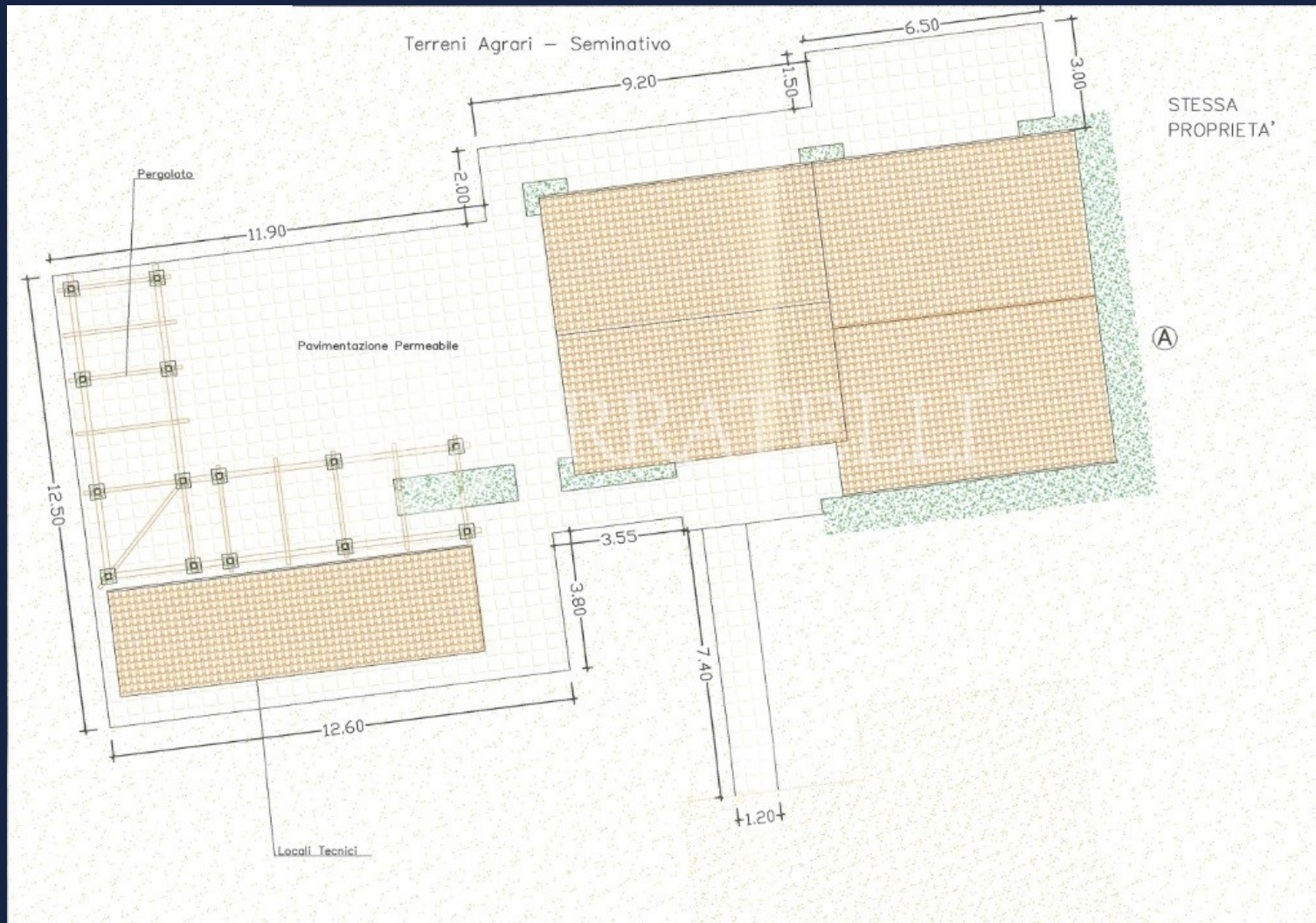




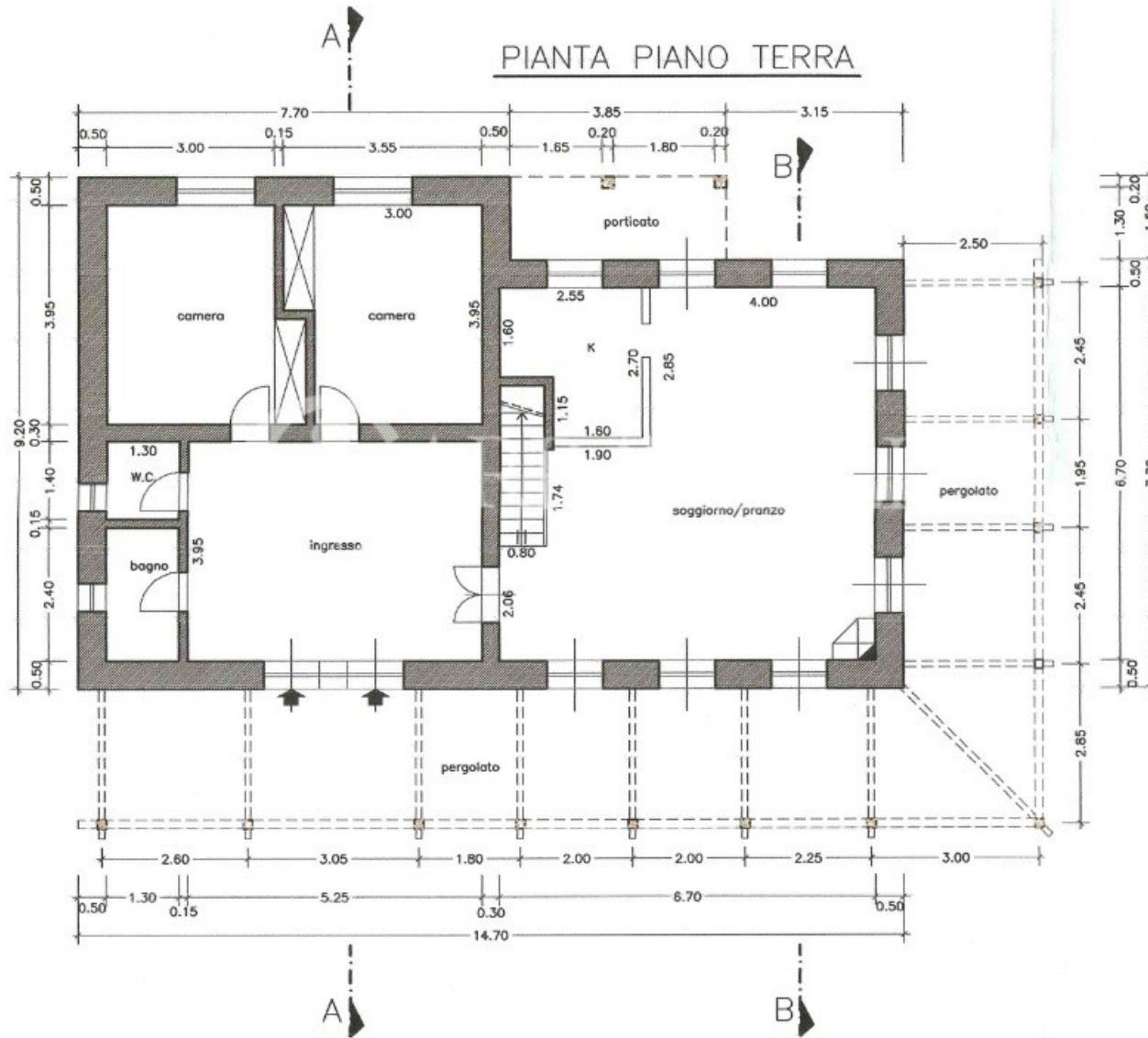




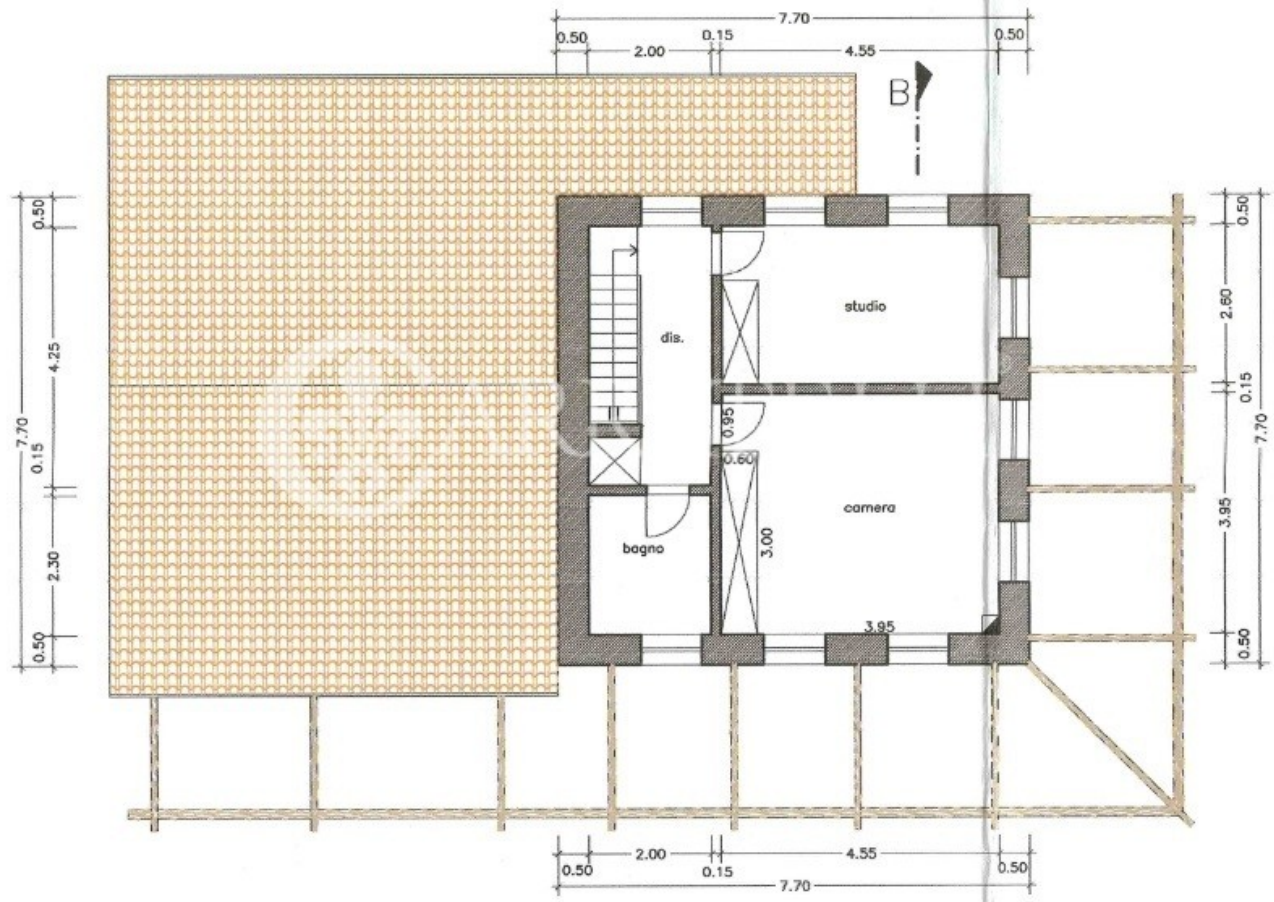




PIANTA PIANO TERRA



PIANTA PIANO PRIMO





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