



COLDWELL BANKER

IMMOBILIARE
CARDOSELLI FANTERIA SABATINI & PARTNERS

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Indipendent house for Sell in Magliano in Toscana - Area: Località S. Andrea

📍 Strada Sant'Andrea, Grosseto, 58051 (GR)

105.000€



Contact info



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Description

Magliano in Toscana – S. Andrea

Just 10 minutes from the sea in a splendid location in the town of Sant'Andrea, we offer for sale a plot of land of approximately 3,000 square meters with an approved project and fees paid for the construction of a country house. The property is located in a charming landscape, surrounded by greenery among rolling hills, meadows, and olive groves. The flat land, easily accessible by a paved road, enjoys excellent sun exposure, perfect for experiencing the Tuscan countryside in every season.

The approved project includes the construction of a 150 m2 villa, composed as follows:

Spacious living area of approximately 50 square meters, separate kitchenette, three double bedrooms, two with ensuite bathrooms, full master bathroom, guest bathroom, storage room, utility room. The project is completed by two pergolas that enhance the outdoor living area, ideal for al fresco dining or relaxing in the shade. The first image published is a simulation and represents merely an example of how the property could be realized.

The information and floor plans are indicative and do not constitute a contractual element.

Energy Class: under evaluation

REF. 1638

A unique opportunity to build your dream home in the heart of Maremma, just minutes from the sea yet immersed in the quiet of the Tuscan countryside.

Details



Property ID: CBI026-26-1638



Surface: 150.00 m²



Rooms: 10



Bathrooms: 4



Energy Class: B



Bedrooms: 3

Property Features



Floor: Ground floor



Conservation status: Renovated



Current condition: Free upon deed



Surface: 150.00 m²



Rooms: 10



Bedrooms: 3



Bathrooms: 4



Kitchen: Small kitchen



Position: Touristic



Garden: Private,



Fireplace: Yes



Parquet : Yes

Nearby



Gyms



Spa



Football Fields



Fitness Centers



Tennis Courts



Bike Lanes



Playgrounds



Railway Station



Public Transport



Kindergarten



Elementary Schools



Schools



High Schools



Cafe



Post Offices

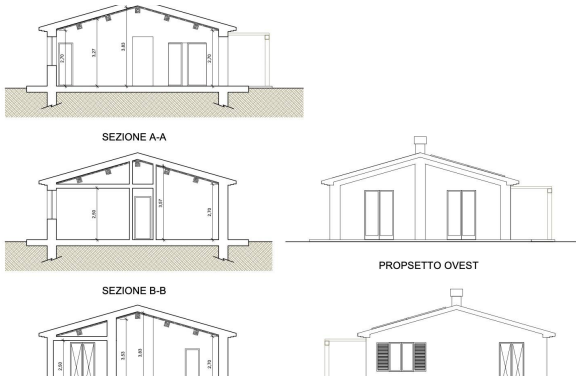
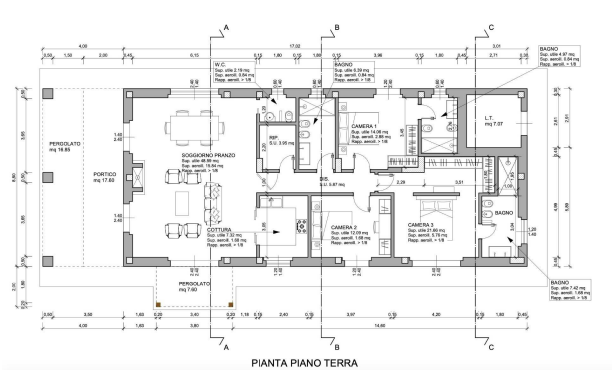


Shopping Centers



Municipal Offices

Images



Totale superficie utile residenziale: 134.51 mq
Totale superficie utile non residenziale:
- Locale tecnico 7.97 mq
- Portico 17.60 mq

