



COLDWELL BANKER
ITALY

Coldwell Banker Cardoselli Fanteria Sabatini & Partners

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Tel.: 0564 850728

Villa for Sell in Magliano in Toscana

📍 SP 161 Amiatina, Grosseto, 58051 (GR)

850.000€



Contact info



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Description

Newly built farmhouse in Maremma, 10 minutes from the Argentario beaches. Five thousand square meters of land, silence and sunsets with a home designed for year-round living. During the summer in Maremma, the place you choose to live makes all the difference. This farmhouse sits in an elevated position, away from noise and traffic, with views facing south and the sunset. Here, evenings arrive early with a bit more breeze, and the intensely hot days are much more peaceful. The sea is still close by, with the beaches surrounding Monte Argentario about a ten-minute drive away. You can spend the morning on the beach and return for lunch under the porch in the quiet countryside. The house Approximately 150 square meters that take shape with you. The interior layout is still entirely up to you: three bedrooms, a study, four bathrooms, and a spacious living room with an open or separate kitchen, depending on how you imagine your everyday life. It's a custom project, not just another house. Well built, designed to consume little Insulated brick walls, a ventilated roof, and high energy efficiency keep the rooms cool in summer and comfortable in winter. Photovoltaic panels reduce energy costs, and air conditioning is installed throughout the home. All the comforts of a modern home, with the sobriety of those who are mindful of tomorrow's consumption. The land Five thousand square meters of exclusive property, with three parking spaces. To maintain the garden, vegetable patch, and olive trees, there's a dual water system: drinking water for the home and well water for irrigation, so the greenery stays lush even in the driest months without straining the mains. There's also the option of building a swimming pool, should you wish to complete your summer. Turnkey delivery The house is delivered in about ten months complete and ready to move into, without worries and without construction sites to follow in person. Energy Class A REF.1718
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Details



Property ID: CBI026-26-1718



Surface: 147.00 m²



Rooms: 9



Garden: Privato, 5.000 sqm



Bathrooms: 4



Energy Class: A2



Bedrooms: 3

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Under construction



Surface: 147.00 m²



Rooms: 9



Bedrooms: 3



Bathrooms: 4



Kitchen: Habitable



Position: Touristic



Shower: Yes



Parking space: Covered



Garden: Private, 5.000 sqm



Fireplace: Yes

Nearby



Gyms



Spa



Football Fields



Fitness Centers



Tennis Courts



Bike Lanes



Playgrounds



Public Transport



Kindergarten



Elementary Schools



Schools



High Schools



Cafe



Post Offices



Shopping Centers



Municipal Offices

Images

