



## LA MAREMMA

*Typical farmhouse fully restored creating a low-impact home, keeping an exquisite taste and design, close to the seaside and plunged amongst olive groves and vines, in Tuscany*

PRICE	EUR 1.590.000
SALES CATEGORY	ready to move in
DIMENSIONS	The property is composed by two buildings: one main building of approximately 288 sqm and the annex of 188 sqm. The land around is approximately 1,5 hectares.
RENTAL POTENTIAL	This property is currently not part of Special Tuscany's holiday rental portfolio but rented for short terms through other channels. We are happy to provide information on how to retain the current rental agreement, or to discuss ways in which to make the property fit with SpecialTuscany's style in order to add it to the SpecialTuscany's holiday rental portfolio.

SLEEPS 18  
BEDROOMS 9  
BATHROOMS 7  
LOCATION GPS: 42.632887,11.280279  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

La Maremma is a true Tuscan farmhouse restored completely in 2016 composed by a main house and annex. The annex was newly built whilst the restoration of the main house.

The property, 250 mt on sea level, maintains the look of an authentic Tuscan house, with typical features of old farms of the Maremma, boasting however all the modern features.

Combining the seaview that is present from higher part of the property, and with typical Tuscan vines, olive groves with the Mediterranean sea, La Maremma offers an enchanting location perfect to enjoy all year round but of course it is simply perfect in summer time!

The renovation of the property has been carried out in the full respect of the environment that hosts the house: so the stones are taken from ruins around, the oak beams were the ones found on premises that have been carefully fully restores as well as for all the cotto tiles of the floors. The best practice of bioarchitecture has been used bringing the house to a very good level of self-sustainability without forgetting however all the comfort that a modern farmhouse should have. For this reason the key

aspect of La Maremma is really this one: green oriented property with low impact on the environment combined with the elegant charm of Tuscan farmhouses.

## LAYOUT

### BEDROOMS

Main house: ground floor: guest bedroom (country side view) with bathroom en suite, access via window door to garden, second small bedroom (road side), with bathroom ensuite; first floor: 2 bedrooms with each bathroom ensuite; first floor private apartment: bedroom (country side view) with bathroom en suite accessible via small corridor from livingroom.

Guest annex (all groundfloor): 2 bedrooms at front (sea view) side with bathroom ensuite and 2 bedrooms with bathroom ensuite at rear (country and vineyard view) side, all 4 connected via hallway; partition walls are soundproofed (< 60%); each room has private mini terrace with small pergola; frames (Shuko) with sliding doors and windows with mosquito nets; 2 bedrooms are handicaped friendly (large openings, alarm system); floors in stoneware (gres); insulated roof.

### BATHROOMS

In the property there are seven bathrooms in total. All bathrooms are complete: shower, bidet (except for handicaped friendly rooms), sink and toilet.

### KITCHEN

Kitchen is present in the main house, on the first floor in the area currently used as private apartment.

### LIVINGROOM

The living room is located on the first floor of the main house, and has sea view and also has direct access with outside thanks to the external staircase.

### OTHER ROOMS

Annex: one technical room with equipment; Main house: two technical rooms, one with solar system, one with heating boiler (pellet). Main house: ground floor: reception room with pantry, breakfast room, toilet, large porch, small entrance to iron spiral staircase to first floor and to ground floor guest bedroom

## FACILITIES

### OUTSIDE

Landscaped garden around the buildings with cypresses, lavender, rosemary, holm oak. Beautiful porch to enjoy al fresco dining. A pool is not present but the Municipality will grant the building of one.

### TECHNICAL

Electricity is present and inside and outside there is LED illumination.

Water is provided from mains and from an antique well partly above ground which has been restored, with pump system; there is one cistern with drinkable water and two underground PVC cisterns (5.000 liters) for rain water; septic tank with natural dispersion (authorisation until 2030).

Solar panels and heat pump for hot domestic water; a pellet stove supports the production of hot water and heating system too; Daikin boiler with electrical resistance; heating and airco via fancoil; in private apartment radiator heating plus wood burning stove;

Irrigation in the garden.

Last generation double-glazed windows with mosquito nets. Sat Tv presents as well.

### ENERGY

TBC

### OTHER FEATURES

### DIRECT ENVIRONMENT

Rolling hills with vineyards and olive groves; direct

neighbours are private semi-residents. Privacy is fully granted.

### PROPERTY MANAGEMENT

SpecialTuscany can offer full property management and rental services. For more information, please go to the separate services section of the website.

### NOTES

Property is sold in its current state. Currently taken short term rental commitments will be respected. Furniture are not included in the asking price, but can be purchased upon separate offer.

## SURROUNDING

### TRAVEL

Nearest airports are Fiumicino/Rome at 160 km and Pisa at 183 km.

### DISTANCES

Magliano in Toscana 8 km; Talamone 27 km; Argentario 30 km; Siena 102 km; Rome 170 km; Florence 179 km.









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