



## LA MAREA

*Perfect contemporary villa plunged in the beautiful countryside of the Maremma in Tuscany, close by the Tyrrhenian seaside.*

PRICE	EUR 2.800.000
SALES CATEGORY	
DIMENSIONS	Inside: approximately 416 gross sqm. Outside: approximately 27 hectares of land which include 1.5Ha of vineyard IGT in production, (Merlot, Vermentino and Petit Verdot) and 5 Ha of olive grove with ca. 1.000, seven year old olive trees as well as a further 12 Ha of arable land and 7 Ha of forest.
RENTAL POTENTIAL	15-17 weeks per year
SLEEPS	5



BEDROOMS 5

BATHROOMS 7

LOCATION GPS:  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

This stunning, contemporary property was built using stone, iron and glass. Newly built, it offers minimalistic, spacious accommodation with lovely large windows throughout, from which to enjoy the wonderful far-reaching views. These views are astonishing, taking in not only the scenery and landscape of this beautiful part of Tuscany with rolling hills of olive groves and fields, but also as far as the sea and the Tuscan archipelago with the islands of Giglio, Talamone and the Monte Argentario peninsula.

Conveniently situated mostly on one level it consists of a modern kitchen with island, guest bathroom, lovely spacious living area with large fireplace and 5 bedrooms en suite, all of which have access to the garden. On the lower level is a media room.

Land: there are around 27 Ha of land which include 1.5Ha of vineyard IGT in production, (Merlot, Vermentino and Petit Verdot) and 5 Ha of olive grove with ca. 1.000 olive trees planted in 2013, as well as a further 12 Ha of arable land and 7 Ha of forest.

There is a well on the land, supplying abundant water both for irrigation purposes and for the swimming pool.

Utilities include solar panels and fan coil central heating, LCD video intercom, wifi and satellite TV.

## LAYOUT

### BEDROOMS

Five bedrooms present with high quality finishings and all of them have direct access onto outside.

### BATHROOMS

In the property there are seven bathrooms in total, some with tub.

### KITCHEN

Large open space kitchen present with central isle.

### LIVINGROOM

There is very spacious living room with fantastic flow from inside to outdoor areas.

### OTHER ROOMS

There is a technical room and laundry area and a media room too. A changing area and WC, as well as technical equipment are situated in the semi underground pool room.

## FACILITIES

### OUTSIDE

Outside there is a beautiful infinity pool which looks towards the sea and underneath, on a slightly lower level, there is a small pool which can be heated so that the pleasure of the views can continue to be enjoyed throughout the cooler months.

### TECHNICAL

There is a well on the land, supplying abundant water both for irrigation purposes and for the swimming pool.

Utilities include solar panels and fan coil central heating, LCD video intercom, wifi and satellite TV.

### ENERGY

Class A



## OTHER FEATURES

private pool, central heating

## DIRECT ENVIRONMENT

Complete privacy is granted.

## PROPERTY MANAGEMENT

SpecialUmbria/SpecialTuscany fulltime manages this Property. The property will be available for short term rentals through SpecialUmbria/SpecialTuscany by Summer 2022.

## NOTES

The mentioned price is the last asking sales price before the property was sold by end of November 2020.

## SURROUNDING

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## 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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