



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 ready to move in

CATEGORY
DIMENSIONS The

The property is composed by two

buildings:

the main building of 288 sqm and

the annex of 188 sqm.

The land around is 1.5 hectares. All measurements are approximate.

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

16

BEDROOMS

8

BATHROOMS

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 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 Mediterrenan 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-sustainibility 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: on the ground floor, there is a guest bedroom with countryside views, an en-suite bathroom, and direct access to the garden through a French window.

Upstairs, there are two additional bedrooms and a large suite, each with its own en-suite bathroom. Guest annex (all groundfloor): There are four bedrooms in total: two front-facing rooms with sea views and two rear-facing rooms with views of the countryside and vineyards. All rooms have en-suite bathrooms and are connected by a hallway. The partition walls are soundproofed (less than 60% sound transmission).

Each room features a private mini terrace with a small pergola. High-quality Schüco frames with sliding doors and windows fitted with mosquito nets are installed throughout.

Two of the bedrooms are accessible for people with disabilities, offering wide openings and an integrated alarm system.

The floors are finished in stoneware (gres), and the roof is fully insulated.

BATHROOMS

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

KITCHEN

A breakfast preparation laboratory is located on the ground floor, close to the living room, in the main house.

LIVINGROOM

The large and bright living room is located on the



ground floor of the main house, with direct access to the garden on various sides. On the first floor there is also a cozy living room with a fantastic view and access via 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, rosmary, holm oak. Beatiful porch to enjoy al fresco dining. Since 2022, an olive grove has been added with around 130 plants which should come into production in 2 or 3 years and which enriches the rear and steep part of the property. A pool is not present but the Municipality will grand 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

G

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.

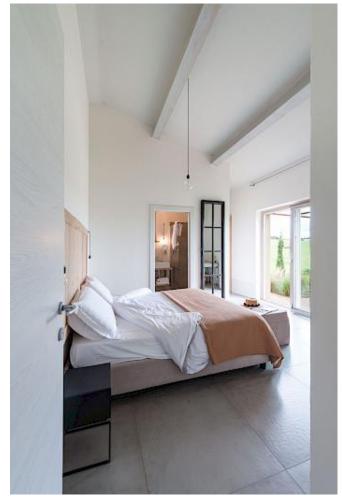
DISTANCES

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

















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