



COLDWELL BANKER

IMMOBILIARE
CARDOSELLI FANTERIA SABATINI & PARTNERS

Cardoselli Fanteria Sabatini & Partners
Corso Italia 57 - 58015 Orbetello (GR)
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Rustic/Farmhouse/Court for sale in Magliano in Toscana

Banditella 1

€ 3.200.000

Ref. CBI026-26-1609



600 sq.m. | Bathrooms: 7 | Bedrooms: 5 | Rooms: 14

Magliano in Toscana Località Banditella

Le Sassaie, a prestigious country house near the village of Magliano less than ten minutes driving from the beach .

Le Sassaie is part of the historic core of the Banditella Area and it's the oldest building dating from the late 1800. A perfect restoration that has kept its original features enhancing the facility which boasts a gross floor area of 786 square meters spread over two levels.

The house has a rectangle shape. It's downstairs area consists of a spectacular of more than 100 square meters living room with a double chimney supported by traditional arches, a large kitchen, a dining area, 5 bedrooms, 6 bathrooms, a laundry and storage room.

Upstairs there is a large covered terrace, an equipped with a seating area with a fireplace, an outdoor kitchen with a dining area, a relaxation area with Jacuzzi and a bathroom.

A technical building outside the main building accommodates all the last generation systems including solar panels except the 5 Kw photovoltaic plant located on the border of the property. The outside area is treated in detail with a good tree plant with tall trees and features a private pool and shaded areas for the relax for over 100 sqm



Restored in accordance with current earthquake regulations and for energy-saving, it features of a ventilated roof, edge walls with external insulation, underfloor heating and low-power conditioning system.

The property also offers 6 carports

Energy class A2
Epglnr 48.51 kWh/m2 per year

REF. 1609

Certification

Energy Class: A2

EPglnr: 48.00 kWh/□

Features

Property ID: CBI026-26-1609	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Magliano in Toscana
Zip Code: 58051	Municipality: Magliano in Toscana
Zona: Banditella 1	Total sqm: 600 sq.m.
Bedrooms: 5	Bathrooms: 7
Rooms: 14	Internal condition: Restored
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Carport
Current Status: Available after the deed of sale	Terrace: Present, 393 sq.m.
Garden: Private, 5.780 sq.m.	Sea distance: 10.000 meter
Kitchen: Regular Kitchen	Terrace : 393 □
Tv Antenna : Autonomous	Porch : 120 □
Tv SAT : Autonomous	Closet
ADSL Coverage	Fastweb Coverage
Fireplace	Air-Conditioned
Telephone System	Wiring : By Law
Sanitary Suspended	Shower
Wooden Window Frames	Predisposition for Alarm
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools



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High Schools

Cafe

Post Offices

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