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CARDOSELLI FANTERIA SABATINI & PARTNERS

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## Villa for sale in Magliano in Toscana

**€ 1.980.000**

**Ref. CBI015-26-1396**



**456 sq.m. | Bathrooms: 8 | Bedrooms: 6 | Rooms: 21**

Magliano in Toscana country Villa for sale

With panoramic view of the olive groves lying on the hills of Magliano in Toscana and with spectacular views of the sea around Monte Argentario we offer elegant Villa with Park and spacious swimming pool.

The property divided into several buildings develops a total surface of about 456 square meters. The main building on two levels consists of large, panoramic living room, dining area, kitchen with access to the patio, a most intimate area with fireplace, studio room, guest bathroom plus two guest rooms with related services. Upstairs there is the landlord private area which consists of two bedrooms with bathrooms en suite.

The second body positioned near the large pool has an area of about 100 sq m and consists of a kitchen/basement with storage room, hallway, bathroom plus a service room with bathroom en suite. External bathroom for swimming pool hosts.

Near the second building there are a large billiard room, a game room with wine cellar and pool services.

The property includes an olive grove with 100 essences into production and further volumes for about 150 square meters.

Excellent opportunity to live in the quiet of the Tuscan countryside, just 15 minutes by car from the main beaches of Orbetello and



Monte Argentario.

Energy efficiency class G  
EpGI being evaluated

REF. 1396

## Certification

**Energy Class:** G

**EPgInr:** 264.23 kwh/□

## Features

Property ID: CBI015-26-1396	Contract: Sale
Categoria: Villa	Address: Magliano in Toscana
Zip Code: 58051	Municipality: Magliano in Toscana
Total sqm: 456 sq.m.	Bedrooms: 6
Bathrooms: 8	Rooms: 21
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Parking space: Carport	Current Status: Available after the deed of sale
Garden: Private	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch : 150 □
Tv SAT : Autonomous	Closet
ADSL Coverage	Fireplace
Air-Conditioned	Telephone System
Wiring : By Law	Sanitary Suspended
Jacuzzi	Shower
Wooden Window Frames	Safe-Deposit Box
Sea View	

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



