

SANTANDREA  
luxury houses

Price: €1,800,000

Bedrooms: 6

Bathrooms: 6

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Scarlino Toscana

Scarlino (Grosseto) - Just 10 minutes by car from the Puntone Tourist Port, a locality very close to the renowned Punta Ala, in the heart of the Maremma, on the shores of the Tyrrhenian Sea, you can find this elegant farmhouse of about 900sqm with an extensive land of 11 hectares, all flat and perfect for horse breeding.

The villa, perfectly restored with taste and high-standing finishes, is divided into two large independent apartments that each occupy one of the two levels: on the ground floor you enter a huge vaulted hall, on the right there is a large and modern Tuscan-style kitchen, as well as a very spacious Master Bedroom. Also on the ground floor there is an office, in addition to the technical area, a cellar, with its own independent entrance.

On the first floor, accessed through a large terrace with a loggia, a welcoming double room, a splendid modern kitchen with living area and two very large bedrooms with en suite bathrooms.

Going up the stairs you arrive at the attic, perfectly liveable for height and elegantly furnished, where there is a modern lounge with bar and television area and two bedrooms each with its own bathroom.

On the ground floor, a large loggia of over 100 square meters overlooks the park where the swimming pool of 300 square meters is located, as well as a large annex perfect for housing all the equipment necessary to keep the large land where there are 1000 olive trees as well as trees. fruit.

## LOCATION

Scarlino is a delightful medieval village perched on Monte d'Alma (250 meters above the sea). In the thirteenth century, probably in 1240, it was among the first towns of the Maremma to organize itself as a free municipality.

the walls, which incorporating the whole inhabited area, have kept intact the typical charm of medieval villages made of alleys, streets and access doors. Scarlino also has a modern tourist port (the port was already used in Roman times), the sea is in fact just 7 km (approximately) from the village, and we remind

you that along the 13 km of Scarlinese coast you will also find the beach of Cala Violina, one of the most beautiful in the Maremma.

## SERVICES

sea: 5 km

grosseto: 43 km

florence: 172 km

Pisa airport: 110

Rome: 232

Number of rooms:6

Number of bedrooms:6

Number of baths:6

Number of terraces:1

Number of parking spaces:6

Garden:Private

Swimming pool:Private

Heating:Autonomous

Air-conditioning:Present

