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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2286 – **BORGO BELLAVISTA**

www.romolini.co.uk/en/2286

RESTORED SEA VIEW HAMLET FOR SALE IN TUSCANY, BETWEEN GROSSETO AND SCANSANO

Grosseto – Grosseto – Tuscany

VIEW ON OUR WEBSITE



Interiors
280 sqm

Bedrooms
6

Bathrooms
5

Exteriors
4.7 ha

Swimming pool
15 x 5 m

Vineyards
1,100 sqm

Olive grove
1,000 trees

This renovated hamlet is located in the hills of Grosseto not far from Scansano, in a very private location with beautiful views of the sea and the Tuscan Archipelago. The buildings (280 sqm in total) have been finely renovated and modernized and now offer a total of 6 bedrooms and 5 bathrooms. Around the villa is a terraced garden with a 15 x 5 m swimming pool, small vineyard and a large 1,000-tree olive grove to produce oil in private. Excellent investment if you are looking for a property to rent out for an income.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2286 – BORGO BELLAVISTA

TYPE: hamlet with olive grove and vineyards

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, unpaved road (300 m)

INTERIORS: 280 square meters (3,012 square feet)

TOTAL ROOMS: 10

BEDROOMS: 6

BATHROOMS: 5

ANNEXES: guesthouse, garage

MAIN FEATURES: stone walls, old terracotta floors, wooden beams with terracotta tiles, original fireplaces, wooden fixtures, luxury finishes, air conditioning, porch, swimming pool with sunbathing area, BBQ area, terraced garden, irrigation system, ample olive grove, small vineyard, privacy, automated gate, video-surveillance system

EXTERIORS: 4.7 hectares (11.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (7km; 10'), Grosseto (23km; 30'), Saturnia (34km; 40'), Talamone (36km; 45'), Porto Santo Stefano (53km; 40'), Porto Ercole (57km; 45'), Montalcino (57km; 1h 10'), Pienza (80km; 1h 40'), Siena (90km; 1h 20'), Piombino (91km; 1h 15'), Montepulciano (93km; 1h 55'), Casole d'Elsa (105km; 1h 35'), Gaiole in Chianti (118km; 1h 45'), Florence (161km; 2h 15')

CLOSEST AIRPORTS

Grosseto C. Baccarini (23km; 30'), Roma Fiumicino (165m; 2h 5'), Roma Ciampino (185km; 2h 20'), Perugia San Francesco (198km; 2h 30'), Firenze A. Vespucci (171km; 2h 10'), Pisa G. Galilei (175km; 2h), Bologna G. Marconi (253km; 3h)



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BORGO BELLAVISTA

This **renovated hamlet** is located in the hills of **Grosseto** not far from **Scansano**, in a very **private location** with beautiful views of the **sea** and the **Tuscan Archipelago**. The buildings (280 sqm in total) have been finely renovated and modernized and now offer a total of 6 bedrooms and 5 bathrooms. Around the villa is a **terraced garden** with a **15 x 5 m swimming pool**, small **vineyard** and a large **1,000-tree olive grove** to produce oil in private. Excellent investment if you are looking for a **property to rent out** for an income.

Services are all available in the nearby town (7km; 10') and from the property you can reach all the art cities of **Tuscany** in less than two hours by car (Montalcino, Pienza, Siena, Montepulciano, Florence...). The **sea** is a little more than half an hour's drive, while in just forty minutes you can easily reach the **Argentario**.

DESCRIPTION OF THE BUILDINGS

The **villa** (167 sqm – 1,797 sqft, 4 bedrooms and 3 bathrooms) is located at the highest part of the property and enjoys unparalleled views of the Grosseto hills and the Tuscan Archipelago. The building, which has been entirely renovated, is on two floors. On the ground floor, a large porch (30 sqm – 323 sqft) leads to the house's habitable kitchen. Straight in front of the door is the dining area and, down a few steps, the living room with a fireplace and exit to the garden. From the dining area, a hallway then leads to two bedrooms and two bathrooms. Returning to the kitchen, a side door leads instead to the stairwell and the master bedroom with en-suite bathroom. The upper level, fashioned like a turret, houses the fourth bedroom with its own bathroom.

The building is in excellent condition, recently renovated: the works have allowed to keep the charm of the house unchanged, but added refined touches and modern comforts that have allowed to bring the house to the 21st century. In terms of finishes we find original terracotta floors, wooden beams with terracotta tiles, classic wooden fixtures and original fireplaces. The building's stone walls have been left exposed in some areas of the building to recall the house's rural origin. To further ensure privacy and security, the property has been equipped with video surveillance system and automatic gate.

The **guesthouse** (65 sqm – 699 sqft, 2 bedrooms and 1 bathroom) is located next to the villa and is on a single floor. The main door opens into a spacious living area with an open-plan kitchen. From here one can then reach two bedrooms and a bathroom located right in front of the entrance.

Behind the villa there is then a **garage with a shed** (48 sqm – 516 sqft) under which various cars can be sheltered.

EXTERIORS

Beneath the villa stretches a stunning **panoramic terraced garden**, dotted with trees and colorful flowers that give color to the entire property in summer. The greenery is equipped with an irrigation system fed by a private well. Descending to the lower level is the **15 x 5 m swimming pool** with paved solarium.

The villa is reached via a private road (recently built) that offers a breathtaking view of **Argentario** and the Island of **Giglio** on the horizon.

The fully-fenced property covers, in its entirety, about **4.7 hectares (11.6 acres)** covered for about half by an **olive grove** (approx. **1,000 trees**) that allow the production of excellent extra virgin olive oil.

On the north side of the property there is a **small vineyard** (about 1,100 sqm) that is used to produce about 600 bottles of wine per year. The remaining area is covered by arable land and woods (about 1.0 ha).



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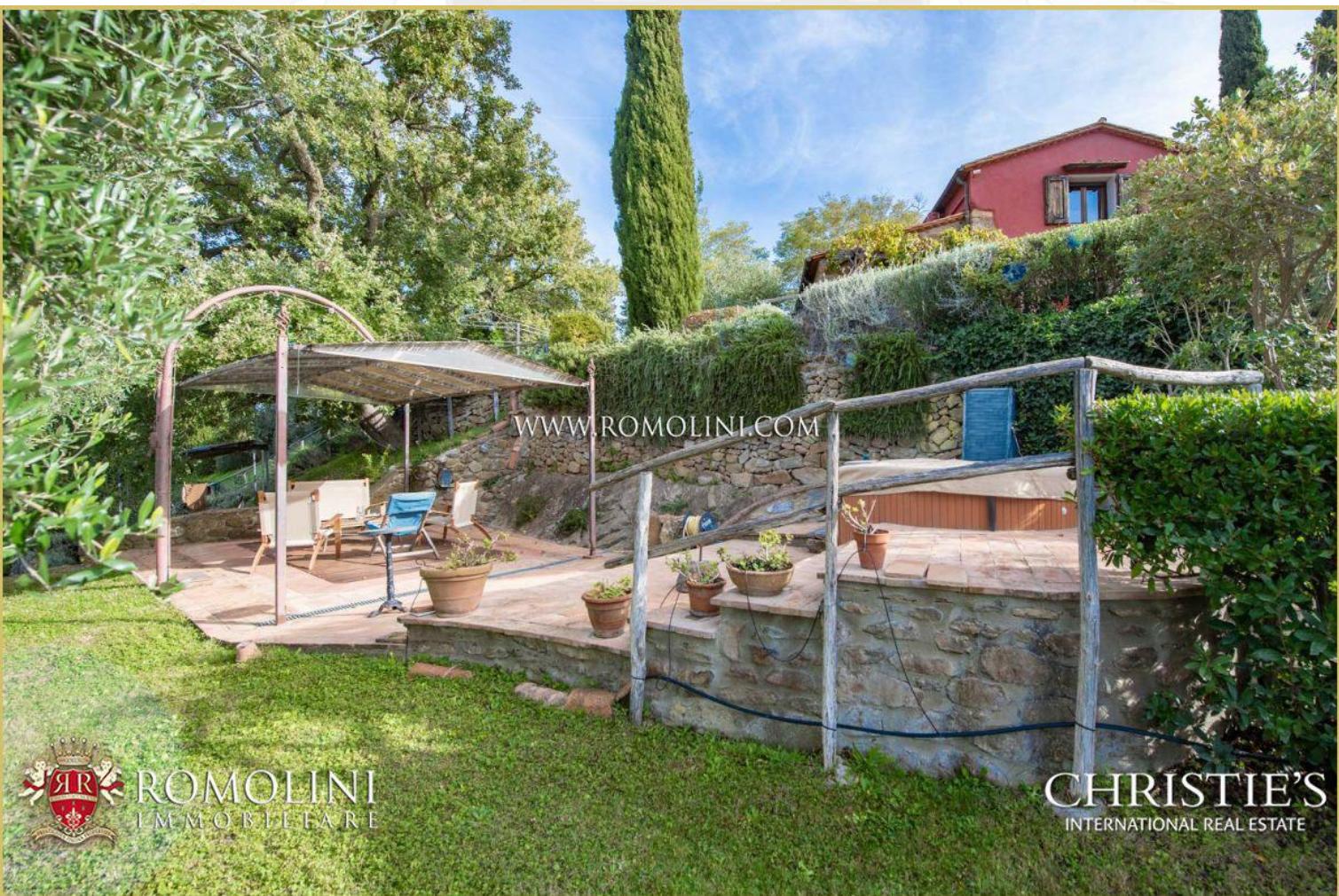


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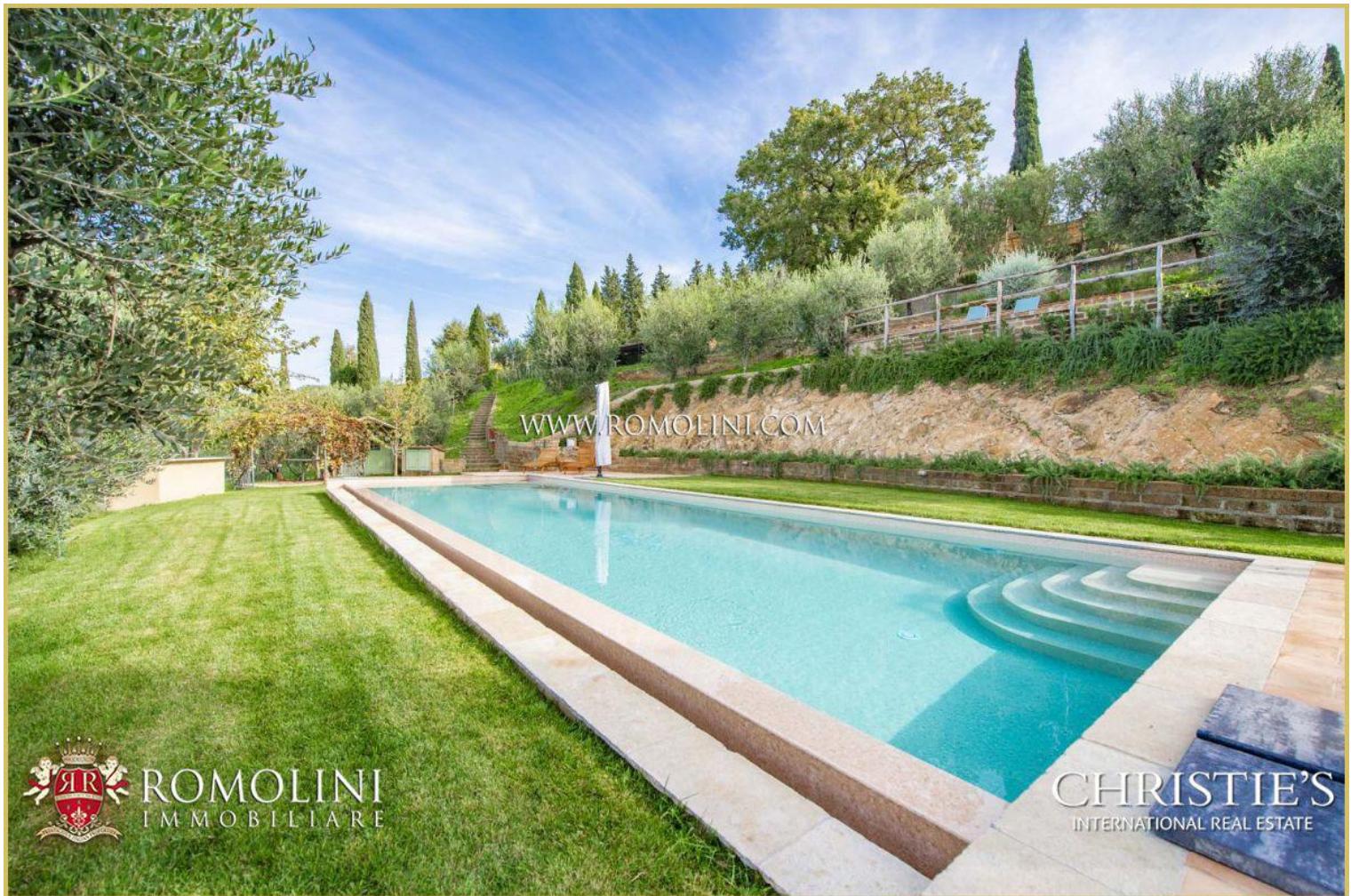


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