

Ref. 2521 – **RIFUGIO DELLO YOGA**

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AGRITURISMO WITH YOGA CENTER FOR SALE IN MAREMMA, TUSCANY

Grosseto – Grosseto – Tuscany



Interiors
2,079 m²

Bedrooms
12

Bathrooms
10

Total land
9,900 m²

On the hills of the Maremma, in an open and sunny position not far from the sea, Agriturismo with yoga center for sale. The two main buildings (a manor house and a rustic farmhouse) have been completely renovated and converted into accommodation, with up to 12 guest bedrooms, and also include a yoga room and a restaurant.

SUMMARY OF THE PROPERTY

REFERENCE #: 2521 – RIFUGIO DELLO YOGA

TYPE: Agriturismo, yoga center

CONDITIONS: restored (2011)

LOCATION: hilly, panoramic

ACCESS: unpaved road (3.2 km)

INTERIORS: 2,079 square meters (22,370 square feet)

TOTAL ROOMS: 30

BEDROOMS: 12

BATHROOMS: 10

ANNEXES: Agriturismo, rural buildings to be restored

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, fireplaces, vaulted ceilings, wooden flooring, panoramic terrace, restaurant, yoga room, garden, rural buildings to be restored, organic certification

EXTERIORS: 9,900 square meters (2.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 336.92 kWh/m²year)

HEATING SYSTEM: radiators + solar panels

CLOSEST CITIES AND TOWNS

Town with services (6km; 10'), Roccastrada (21km; 25'), Follonica (21km; 15'), Grosseto (35km; 25'), Castiglione della Pescaia (36km; 30'), Siena (74km; 1h 10'), Montalcino (67km; 1h), Pienza (89km; 1h 30'), Saturnia (90km; 1h 30'), Castellina in Chianti (95km; 1h 20'), Gaiole in Chianti (102km; 1h 30'), Volterra (108km; 1h 20'), Pisa (125km; 1h 25'), Florence (145km; 2h)

CLOSEST AIRPORTS

Grosseto C. Baccarini (35km; 25'), Perugia San Francesco (182km; 2h 15'), Firenze A. Vespucci (182km; 2h), Roma Ciampino (226km; 2h 25'), Bologna G. Marconi (269km; 2h 50'), Roma Ciampino (226km; 2h 25'), Roma Fiumicino (205km; 2h 10')

RIFUGIO DELLO YOGA

On the hills of the **Maremma**, in an open and sunny position not far from the sea, **Agriturismo** with **yoga center** for sale. The two main buildings (a manor house and a rustic farmhouse) have been completely renovated and converted into accommodation, with up to 12 guest bedrooms, and also include a **yoga room** and a **restaurant**.

Basic services (grocery, bar) are available in the nearby village (6km; 10'), while other necessities can be found in the medieval village of **Roccastrada** (21km; 25'). In about fifteen minutes by car you can also reach the sea and in twenty-five minutes the Grosseto airport.

DESCRIPTION OF THE BUILDINGS

The **main villa** (509 m² – 5,477 ft², 4 bedrooms and 3 bathrooms), a classic *Art Nouveau* building, stands on the top of a wooded knoll and is structured on three floors plus a panoramic turret.

The ground floor is half restored and dedicated to archives and offices while the other half is used as cellars and warehouse. The careful restoration of the stables has resulted in an elegant **event room** (70 m² – 753 ft²), very spacious and bright, overlooking the woodland behind: the room is currently used for conferences, seminars, dance, yoga and meditation courses (maximum capacity 50 people). The room is then connected to the **restaurant** (25 guests) with kitchen.

The first and second floors are carefully renovated and dedicated to the owners' living quarters, consisting of a large living room, kitchen, dining room with exit to the **panoramic terrace** (105 m² – 1,130 ft²), four bedrooms and three bathrooms (with the possibility of converting some of the rooms into further bedrooms).

Thanks to a recent renovation, the original elements, such as beamed ceilings, stone fireplaces and terracotta floors, have been enhanced.

An independent wing, connected to the villa, houses large **storerooms with stables** (312 m² – 3,357 ft²) and warehouses on the ground floor and a small **guesthouse** (97 m² – 1,044 ft², 2 bedrooms and 1 bathroom) on the first floor consisting of a kitchen with dining area, two bedrooms and bathroom.

The **farmhouse** (340 m² – 3,658 ft², 6 bedrooms and 6 bathrooms) has been created in a farmhouse located next to the villa, complete with a former private chapel. The building, which was entirely renovated in 2011, is subject to the **Sovrintendenza alle Belle Arti** of Siena. The structure currently houses three bedrooms and three independent flats.

- **App. N°1** (51 m²): living room with kitchen, bedroom and bathroom;
- **App. N°2** (50 m²): living room with kitchen, bedroom, bathroom and outdoor space;
- **App. N°3** (48 m²): living room with kitchen, bedroom and bathroom.

The property is completed by a **shed** (142 m² – 1,528 ft²), the **old pigsty** (45 m² – 484 ft²) and a **large agricultural shed** (634 m² – 6,822 ft²), all in need of renovation.

EXTERIOR

The villa and the farmhouse are surrounded by a **well-kept garden of 4,000 m²** fenced in where guests can relax in tranquility. The property is completed by 5,900 m² of unused agricultural land.

If interested there are further 50.5 hectares of land available for sale with separate negotiation. To the rear of the villa is a small woodland (2.4 ha) and then, all around, large expanses of **arable land** (48.1 ha) that are cultivated organically to produce vegetables to be served to guests in the farmhouse restaurant.



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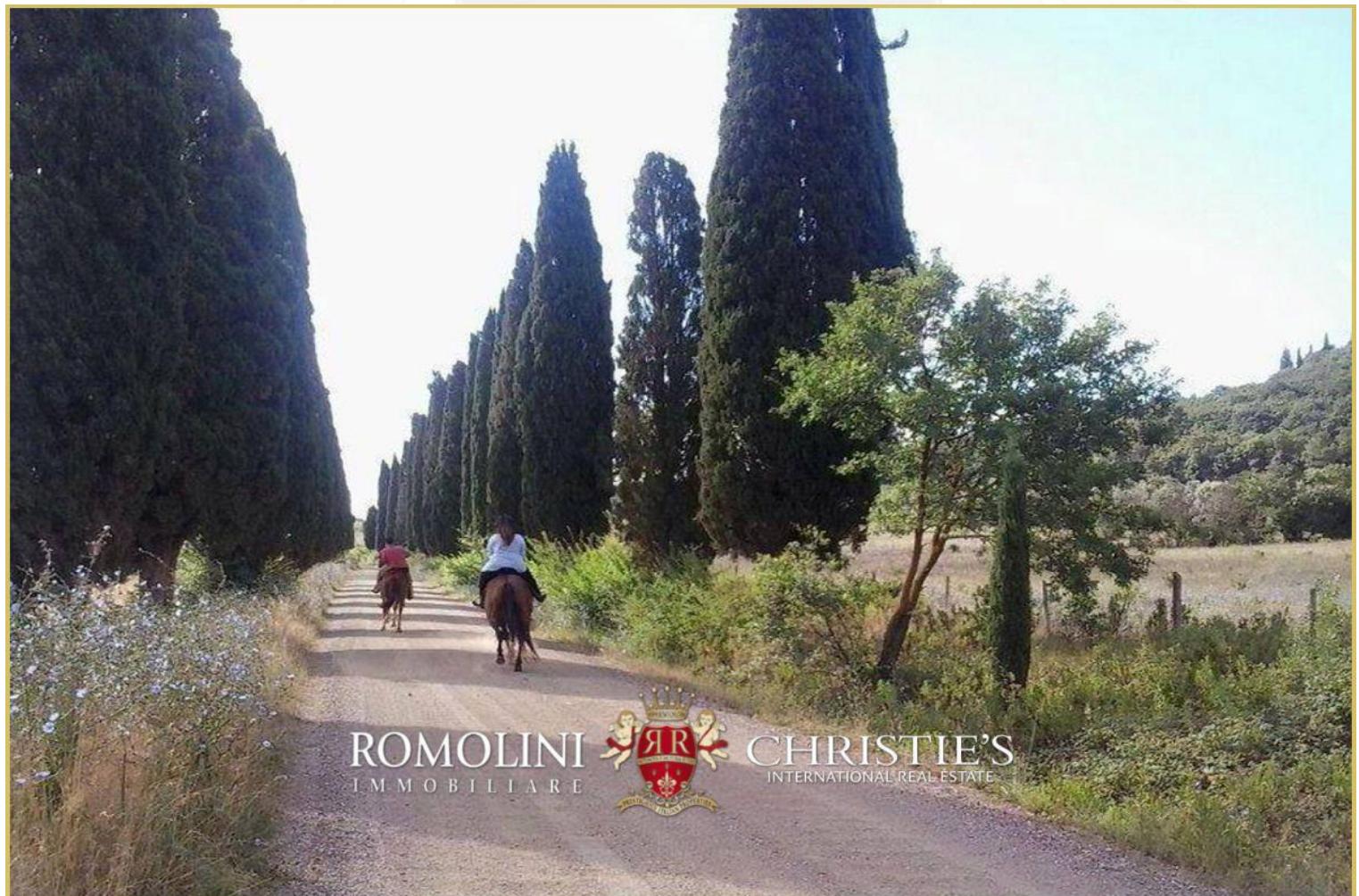
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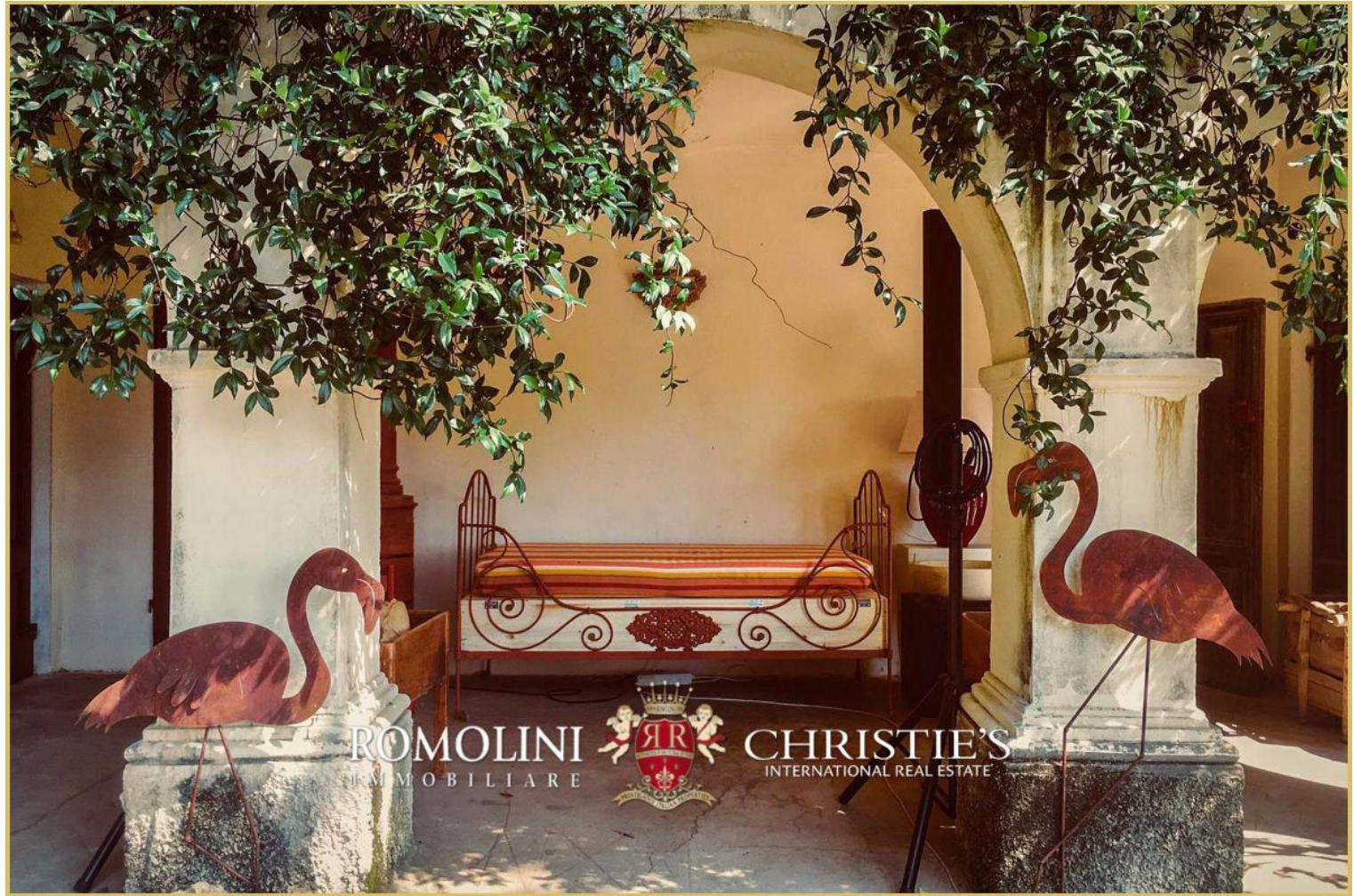
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