

Ref. 2690 – **MAREMMA LUXURY VILLA**[www.romolini.com/en/2690](http://www.romolini.com/en/2690)

## **LUXURY 17<sup>TH</sup>-CENTURY VILLA WITH POOL FOR SALE IN MAREMMA, TUSCANY**

**Scansano – Grosseto – Tuscany****Interiors**  
1,000 sqm**Bedrooms**  
13**Bathrooms**  
16**Total land**  
2.2 ha**Olive grove**  
200 trees**Swimming pool**  
14 x 7 m

In the unspoiled and sun-drenched heart of the Tuscan Maremma, nestled between the soft hills of Scansano and Roccalbegna, lies this magnificent 17<sup>th</sup>-century estate. A harmonious blend of timeless elegance and contemporary comfort, this prestigious property – currently a refined hospitality business – has been expertly restored and spans approximately 1,000 sqm of interior space.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2690 – MAREMMA LUXURY VILLA

**TYPE:** 17<sup>th</sup>-century luxury villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (700 m)

**INTERIORS:** 1,000 square meters (10,760 square feet)

**TOTAL ROOMS:** 25

**BEDROOMS:** 13

**BATHROOMS:** 16

**ANNEXES:** guesthouses

**MAIN FEATURES:** stone and brick walls, wooden beams, vaulted ceilings, brick arches, terracotta floors, guest apartments, restaurant, panoramic terraces, swimming pool, garden, photovoltaic system, two 11-kW charging stations for electric vehicles

**EXTERIORS:** 2.2 hectares (5.4 acres)

**OLIVE GROVE:** 200 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 14 × 7 m

**ELECTRICITY:** already connected + photovoltaic system (20 kW)

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 153.77 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** fan coils + air conditioning + heat pump

## CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Scansano (23km; 30'), Roccalbegna (23km; 30'), Cinigiano (23km; 30'), Grosseto (26km; 35'), Civitella Paganico (39km; 40'), Saturnia (41km; 1h), Castiglione della Pescaia (43km; 50'), Roccastrada (46km; 50'), Talamone (50km; 45'), Montalcino (50km; 55'), Pitigliano (65km; 1h 20'), Punta Ala (71km; 1h 10'), Siena (80km; 1h 15'), Florence (149km; 2h 15')

## CLOSEST AIRPORTS

Grosseto C. Baccarini (33km; 40'), Pisa G. Galilei (179km; 1h 55'), Perugia San Francesco (188km; 2h 25'), Roma Fiumicino (191km; 2h 10'), Roma Ciampino (212km; 2h 30'), Bologna G. Marconi (243km; 3h)

## MAREMMA LUXURY VILLA

In the unspoiled and sun-drenched heart of the **Tuscan Maremma**, nestled between the soft hills of **Scansano** and **Roccalbegna**, lies this magnificent **17<sup>th</sup>-century estate**. A harmonious blend of timeless elegance and contemporary comfort, this prestigious property – currently a refined hospitality business – has been expertly restored and spans approximately 1,000 sqm of interior space.

Perfectly positioned, the estate offers swift access to nearby hilltop towns such as Scansano, Roccalbegna, Saturnia, Montemerano, and Grosseto. The famous Saturnia thermal baths and the Tuscan coast are under an hour away. Currently operating as a boutique hotel with an in-house restaurant, the property can also be converted into an exclusive private residence.

An elegant retreat immersed in nature, where authenticity and beauty converge to deliver a one-of-a-kind lifestyle. A secure investment in a land rich with charm, tradition, and opportunity.

### DESCRIPTION OF THE BUILDINGS

The main stone villa, arranged over three floors, preserves its original materials – terracotta floors, brick arches, exposed wooden beams, and artisan-crafted window frames – faithfully maintaining the rustic Tuscan spirit. The interiors radiate warmth, sophistication, and modern efficiency, including an energy-saving heat pump system for hot water.

The layout is as follows:

- **Ground floor:** reception, spacious communal lounge, restaurant with professional kitchen, guest restrooms, staff quarters, and one junior suite with en-suite bathroom.
- **First floor:** accessible from the outside, includes three rooms – one junior suite, one senior suite, and one standard room – two of which have private terraces.
- **Second floor:** four additional bedrooms, each with en-suite bathrooms.

**Two stylish guesthouses** complete the property:

- The first features three suites, each with a private bathroom, a lounge with a sofa bed, and a furnished garden overlooking the valley.
- The second has two rooms: one with a lounge and sofa bed, the other a standard en-suite room. Both enjoy private outdoor areas.

For sustainable living, the property includes two large carports, one of which is a **20-kW photovoltaic pergola**, complete with two 11-kW electric vehicle charging stations.

### EXTERIOR

Surrounded by nearly **2.2 hectares of private parkland**, the main villa overlooks postcard-perfect scenery: stunning hills, gently undulating fields, and luminous skies. The **14 x 7 m panoramic pool** with a terracotta sun deck offers a sublime retreat for relaxation or exclusive outdoor events beneath the Tuscan stars. Every corner of the estate is meticulously curated to reflect natural beauty and tranquility.

A productive olive grove of about one hectare, located on the eastern slope, hosts over **200 olive trees** that yield high-quality extra virgin olive oil.





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