

Ref. 2823 – **VILLA ROSELLE**

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VILLA WITH POOL AND OLIVE GROVE FOR SALE IN CASTIGLIONE DELLA PESCAIA, TUSCAN COAST

Castiglione della Pescaia – Grosseto – Tuscany



Interiors
273 sqm

Bedrooms
5 (up to 6)

Bathrooms
5

Swimming pool
8.5 × 5.5 m

Total land
2.9 ha

Olive grove
200 trees

Oil
300 kg

In a slightly elevated position near the medieval village of Buriano, immersed in the quietness of the countryside halfway between the sea and the hills of the Maremma, villa with swimming pool and olive grove for sale. The house is divided into two independent but internally connected wings (one restored, the other to be restored). The building is surrounded by a 2,000 m² private garden and a large olive grove (about 200 trees) with a pond for irrigation.

SUMMARY OF THE PROPERTY

REFERENCE #: 2823 – VILLA ROSELLE

TYPE: countryside villa

CONDITIONS: habitable

LOCATION: open and sunny, 20' from the sea

ACCESS: excellent, paved road

INTERIORS: 273 square meters (2,937 square feet)

TOTAL ROOMS: 11

BEDROOMS: 5 (up to 6)

BATHROOMS: 5

ANNEXES: agricultural buildings

MAIN FEATURES: terracotta and parquet flooring, vaulted ceilings, fireplace, loggia, shed with outdoor dining area, garden, swimming pool olive trees, private lake

EXTERIOR: 2.9 hectares (7.2 acres)

OLIVE GROVE: 200 trees

OIL PRODUCTION: up to 300 kg / year

GARDEN: yes, around the villa

SWIMMING POOL: 8.5 × 5.5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + lake for irrigation

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

ENERGY CERTIFICATE:  (EP_{gl, nren} = 130.11 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (7km; 10'), Vetulonia (7km; 10'), Roselle (16km; 15'), Grosseto (19km; 20'), Castiglione della Pescaia (20km; 20'), Scarlino (26km; 25'), Follonica (36km; 30'), Punta Ala (40km; 40'), San Vincenzo (62km; 45'), Montalcino (65km; 1h), Siena (83km; 1h 10'), Volterra (123km; 1h 30'), Florence (151km; 2h 10'), Rome (217km; 2h 40')

CLOSEST AIRPORTS

Grosseto C. Baccarini (19km; 20'), Pisa G. Galilei (143km; 1h 30'), Firenze A. Vespucci (164km; 2h 10'), Roma Fiumicino (191km; 2h 10'), Perugia San Francesco (192km; 2h 20'), Roma Ciampino (212km; 2h 40')

VILLA ROSELLE

In a slightly elevated position near the medieval village of **Buriano**, immersed in the quietness of the countryside halfway between the **sea** and the hills of the **Maremma**, villa with **swimming pool** and **olive grove** for sale. The house is divided into two independent but internally connected wings:

- The **main wing** (148 m² – 1,592 ft²), renovated and habitable, is on two levels: on the ground floor there is the living room with porch, the dining area with open kitchen and a service bathroom; on the first floor is the sleeping area consisting of two bedrooms, a small office space with exit to the loggia and two bathrooms.
- The **secondary wing** (105 m² – 1,130 ft²), structured on a single floor, consists of a living room, kitchen, three bedrooms and two bathrooms. This portion of the building is in need of renovation and modernization and could be used either as a guest annex or as a continuation of the main house.

The villa is surrounded by a **private garden of 2,000 m²** that houses a canopy with a summer dining area, two wood-burning ovens (also ideal as barbecues), a small tool shed and an **8.5 × 5.5 m swimming pool** that needs some work before it can be used.

The rest of the property (approx. 2.7 ha) is used as an olive grove with a total of around **200 trees** that can produce up to **300 kg of oil** in a good year. A **small pond** located a few steps from the buildings is used for irrigation, while an **agricultural shed** (20 m² – 215 ft²) in the middle of the olive trees is used to shelter tools.

The location of the property is very convenient, close to services and famous historical villages such as **Roselle** and **Vetulonia**, which bear witness to the Etruscan presence thanks to exceptionally well-preserved necropolis of rare beauty. In less than twenty minutes you can also reach the splendid sea of **Castiglione della Pescaia**.

MAP OF THE PROPERTY









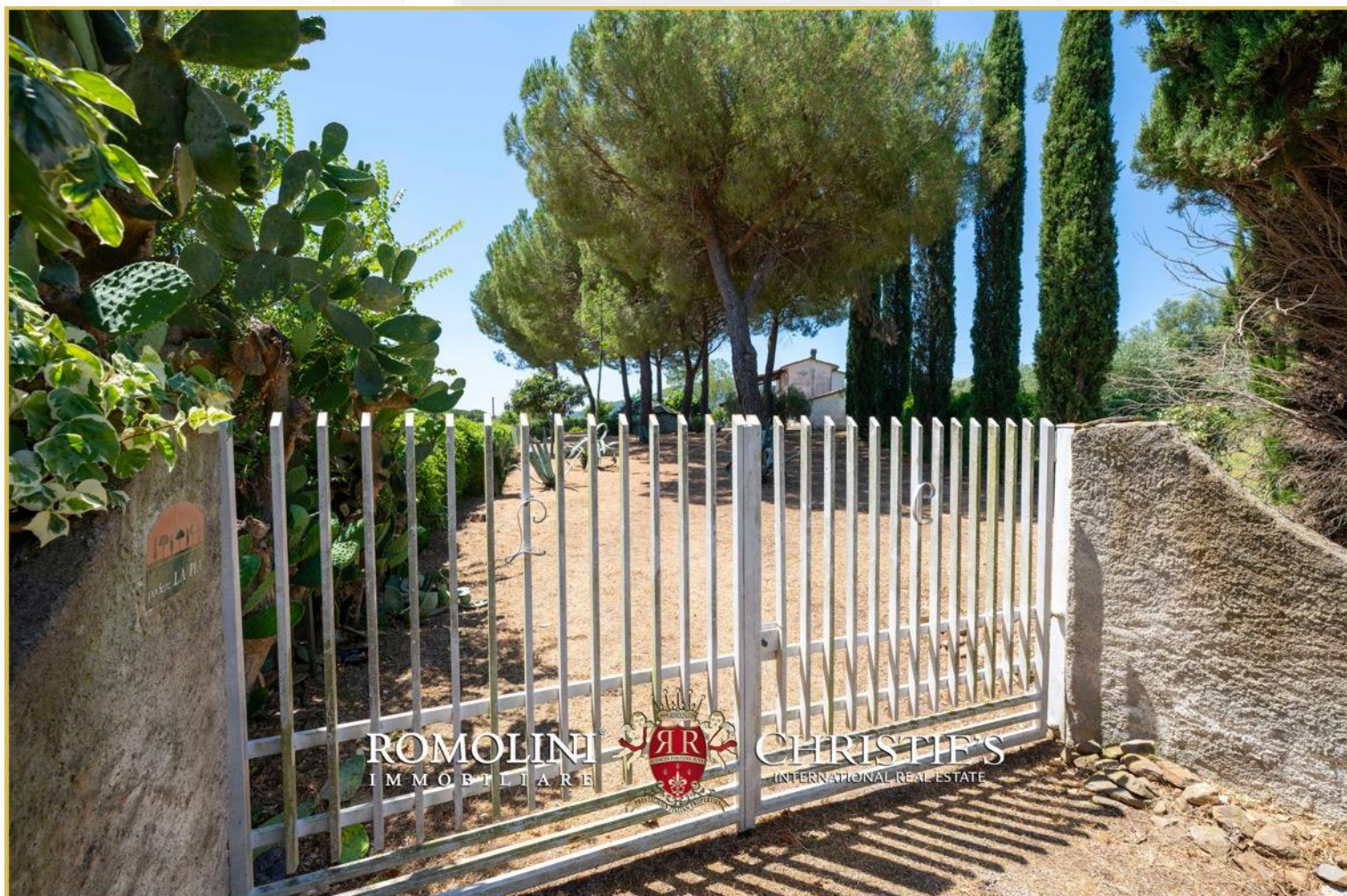
















































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