

Ref. 2871 – VILLA ROCCA STRADA

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## LUXURY RENOVATED VILLA WITH POOL FOR SALE IN ROCCA STRADA, TUSCAN MAREMMA

Roccastrada – Grosseto – Tuscany

**Interiors**  
280 m<sup>2</sup>**Bedrooms**  
3**Bathrooms**  
3**Swimming pool**  
10 × 3 m**Total land**  
5.0 ha**Vineyards**  
4,000 m<sup>2</sup>**Olive grove**  
1.3 ha

On the hills of Maremma, not far from the medieval towns of Roccastrada and Civitella Marittima, restored villa with swimming pool and small vineyard for sale. The house is located in an extremely panoramic position within a protected nature area, with views as far as the hills of the Val d'Orcia.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2871 – VILLA ROCCA STRADA

**TYPE:** country houses

**CONDITIONS:** restored, luxury finishes

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road

**INTERIORS:** 280 square meters (3,013 square feet)

**TOTAL ROOMS:** 6

**BEDROOMS:** 3

**BATHROOMS:** 3

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, fireplace, stone floors, alarm and video-surveillance system, irrigation, high energy efficiency, furniture included in the selling price, carport, shed, garden, swimming pool, olive grove, vineyards, organic methods

**EXTERIOR:** 5.0 hectares (12.3 acres)

**VINEYARDS:** 4,000 square meters (1.0 acre)

**OLIVE GROVE:** 1.3 hectares (3.2 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 10 × 3 m

**ELECTRICITY:** already connected + photovoltaic system (6 kW)

**WATER SUPPLY:** Flora aqueduct + private wells

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** no, all electrical

**ENERGY CERTIFICATE:** **A4** (EP<sub>gl, nren</sub> = 6.72 kWh/m<sup>2</sup>year)

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

## CLOSEST CITIES AND TOWNS

Roccastrada (4km; 10'), Civitella Marittima (12km; 15'), Terme di Petriolo (25km; 30'), Massa Marittima (37km; 40'), Grosseto (37km; 35'), Follonica (44km; 40'), Montalcino (47km; 50'), Castiglione della Pescaia (49km; 50'), Siena (55km; 55'), Pienza (70km; 1h 15'), Montepulciano (83km; 1h 30'), Bolgheri (89km; 1h 15'), Volterra (106km; 1h 40'), Florence (123km; 1h 55')

## CLOSEST AIRPORTS

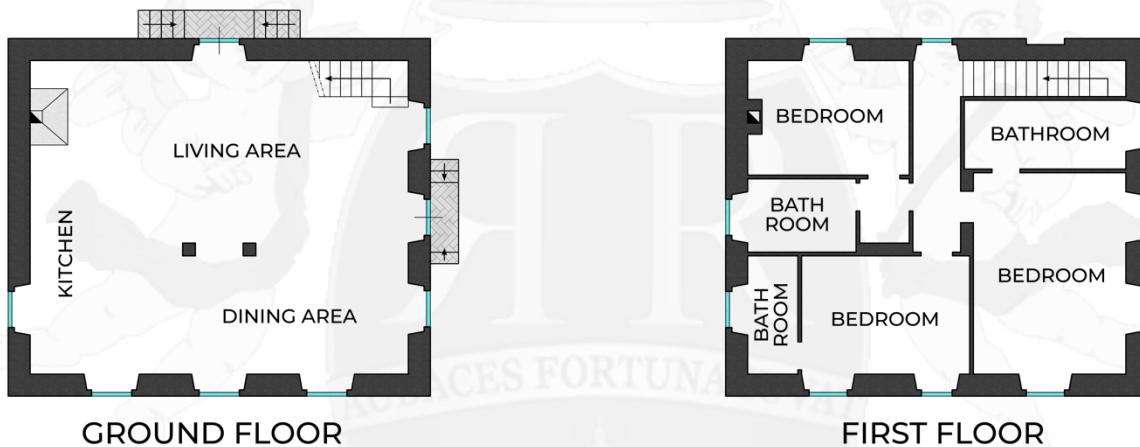
Firenze A. Vespucci (130km; 1h 45'), Pisa G. Galilei (151km; 1h 40'), Roma Fiumicino (207km; 2h 20'), Bologna G. Marconi (217km; 2h 40'), Roma Ciampino (228km; 2h 35')

## VILLA ROCCASTRADA

On the hills of **Maremma**, not far from the **medieval** towns of **Roccastrada** and **Civitella Marittima**, restored villa with swimming pool and small vineyard for sale. The house is located in an extremely panoramic position within a protected nature area, with views as far as the hills of the **Val d'Orcia**.

The building (280 m<sup>2</sup> – 3,013 ft<sup>2</sup>) is made of stone and has been recently renovated with interventions aimed at energy improvement (class A4). In the basement there are two large service rooms, accessible by a ramp paved in old terracotta slabs: here there is a convenient garage and a room that is used for the storage of oil and wine. One could also convert the basement into a wellness area with a gym.

The actual house, on the other hand, is on the two above-ground floors: the living area occupies the entire lower level and is a single, large open space with sitting room, dining area and open kitchen. Ascending to the upper level via a design staircase leads to the sleeping area consisting of three bedrooms with private bathrooms.



In terms of services, the house is connected to the Fiora aqueduct and mounts a **6-kW photovoltaic system** that covers most of the building's energy needs, including the heat pump for the cooling and heating system. The alarm and video surveillance system ensures privacy and security.

The building is surrounded by a **well-maintained 1,100-m<sup>2</sup> garden** that also houses the beautiful **10 × 3 m infinity pool** lined with gray stone and a canopy used as an outdoor dining area with panoramic views. Two wells ensure plenty of water for irrigation.

The farmland stretches for about **4.9 hectares** and includes a **small vineyard** (4,000 m<sup>2</sup> of Sangiovese and Ciliegiolo varieties) and an **olive grove** (1.3 ha), both cultivated organically, which ensures a high-quality and sustainable product. The remaining area is covered to varying degrees by arable land, orchard, forest and chestnut grove.



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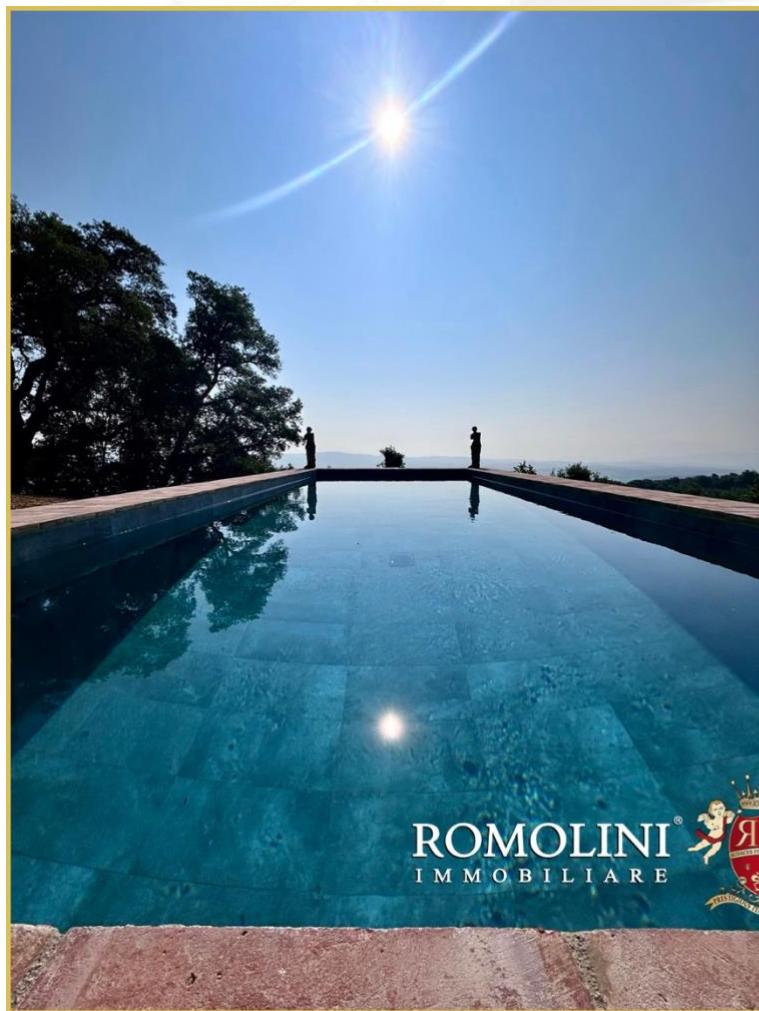
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