

Ref. 2871 – **VILLA ROCCASTRADA**

www.romolini.com/en/2871

LUXURY RENOVATED VILLA WITH POOL FOR SALE IN ROCCASTRADA, TUSCAN MAREMMA

Roccastrada – Grosseto – Tuscany



Interiors
280 m²

Bedrooms
3

Bathrooms
3

Swimming pool
10 × 3 m

Total land
5.0 ha

Vineyards
4,000 m²

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 ROCCASTRADA

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_{gl, nren} = 6.72 kWh/m²year)

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'), Castiglionne 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

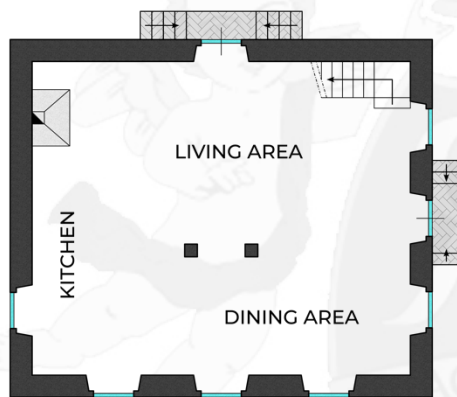
Firenze A. Vespucci (130km; 1h 45'), Pisa G. Galilei (151km; 1h 40'), Roma Fiumicino (207km; 2h 20'), Bologna G. Marconi (217km; 2h 40'), Roma Ciampino (228km; 2h 35')

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 m² – 3,013 ft²) 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.



GROUND FLOOR



FIRST FLOOR

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-m² 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 m² of Sangiovese and Cilieggiolo 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.











ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE















ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE













ROMOLINI
I M M O B I L I A R E

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com