

ESTATE WITH LUXURY COUNTRY HOUSE FOR SALE IN SATURNIA, MAREMMA, TUSCANY

Saturnia – Grosseto – Tuscany



Interiors
479 m²

Bedrooms
5 (up to 6)

Bathrooms
4

Total land
10.6 ha

Olive grove
50 trees

In the heart of the Tuscan Maremma, in one of the most exclusive and sought-after areas near Saturnia, prestigious estate with charming villa for sale. The property enjoys a dominant position with breathtaking panoramic views of the rolling Tuscan hills and direct overlooking the renowned Saturnia golf course, a context that guarantees absolute privacy and high-quality landscaping. The area is also internationally famous for the famous natural hot springs of Saturnia.

SUMMARY OF THE PROPERTY

REFERENCE #: 2938 – CASALE SATURNIA

TYPE: estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (2 km)

INTERIORS: 479 square meters (5,154 square feet)

TOTAL ROOMS: 15

BEDROOMS: 5 (up to 6)

BATHROOMS: 4

ANNEXES: garage, apartment

MAIN FEATURES: stone and brick walls, wooden floors, travertine details, triple-glazing windows, vaulted ceilings, porch, panoramic terrace, garden, automated irrigation, domotics, video-surveillance system, private helipad, tree-lined driveway

EXTERIOR: 10.6 hectares (26.2 acres)

OLIVE GROVE: 50 trees

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible (project approved)

ELECTRICITY: already connected + photovoltaic system (15 kW)

WATER SUPPLY: private wells + cisterns

TELEPHONE: to be connected

ADSL: yes (via Starlink)

GAS: no, all electric

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Saturnia (6km; 10'), Manciano (12km; 20'), Pitigliano (24km; 30'), Scansano (27km; 40'), Sorano (33km; 45'), Magliano in Toscana (37km; 45'), Montalto di Castro (47km; 55'), Talamone (54km; 1h), Bolsena (54km; 1h), Grosseto (55km; 1h 10'), Montalcino (71km; 1h 30'), Roccastrada (89km; 1h 30'), Rome (154km; 2h 20')

CLOSEST AIRPORTS

Perugia San Francesco (146km; 2h 30'), Roma Fiumicino (152km; 2h 5'), Roma Ciampino (169km; 2h 35'), Firenze A. Vespucci (203km; 2h 55'), Pisa G. Galilei (207km; 2h 35')

RIFERIMENTO

In the heart of the **Tuscan Maremma**, in one of the most exclusive and sought-after areas near **Saturnia**, prestigious **estate** with **charming villa** for sale. The property enjoys a dominant position with breathtaking panoramic views of the rolling Tuscan hills and direct overlooking the renowned Saturnia golf course, a context that guarantees absolute privacy and high-quality landscaping. The area is also internationally famous for the famous natural hot springs of Saturnia.

The location of the property is very attractive as you can easily walk to the **Golf Resort of Saturnia**, while in a few minutes by car you reach the renowned spa. The medieval town of Saturnia, which has all the amenities for daily needs is about 10' drive away.

Thanks to its location, finishings and total privacy, the property is an ideal solution both as a prestigious private residence and as an exclusive retreat immersed in nature, a short distance from the main attractions of Maremma and the Argentario coast.

DESCRIPTION OF THE BUILDINGS

The **villa** (310 m² – 3,336 ft², 3 bedrooms and 3 bathrooms), located at the highest point of the property, is an authentic Tuscan farmhouse with exposed stone facades and climbing plants that harmoniously integrate the house with the surrounding landscape. On the front of the villa is a beautiful terrace with barbecue area, outdoor kitchen and covered patio, ideal for convivial moments outdoors.

The house has been renovated according to modern sustainability criteria and features cork and wool insulation, triple-glazed windows and heat pump for heating/cooling (underfloor), while on the security level there is a video surveillance system.

The property has recently undergone a complete renovation made with high quality materials and finishes. The villa is surrounded on three sides by a bright loggia enclosed by elegant panoramic windows that allow you to experience the outdoor spaces in all seasons.

The interiors open onto a refined living room characterized by parquet floors and refined architectural details. The ground floor then hosts the fully equipped kitchen (*ILVE* appliances) with direct access to the loggia, a bedroom with bathroom, a gym and a laundry room.

The second floor houses the sleeping area consisting of two bedrooms with en-suite bathrooms, a study and a wardrobe. The attic, finished with the same materials as the villa, represents a versatile space ideal as a relaxation area, play area or storage room.

Connected to the villa is an **outbuilding** (47 m² – 506 ft²) which houses the gym and a garage.

A few kilometers from the estate, the property also includes a **lovely apartment** (49 m² – 527 ft², 2 bedrooms and 1 bathroom) that is currently used as accommodation for the janitor. The dwelling consists of a living room with dining area and kitchen, two bedrooms and bathroom.

EXTERIOR

The property is set within a fully fenced plot of about **10.6 hectares (26.2 acres)** and is reached via a charming private road lined with cypress trees that leads to a convenient yard with a **4-vehicle carport** (73 m² – 785 ft² that includes the **15-kW photovoltaic system** on the roof). Additional access is provided by a **private heliport** located at the edge of the property.

The **garden** around the farmhouse (about 4,000 m²) is equipped with an automatic irrigation system and robot for maintenance. The flat and perfectly manicured greenery is enriched by cypress trees, typical essences of the Mediterranean maquis and modern art sculptures that embellish the outdoor environment. There is also the possibility of building a swimming pool (project approved).

The agricultural land consists for more than half of the surface of woodland (6.5 ha), while for the portions potentially earning income we find an **orchard** (0.2 ha with 50 plants) and an **olive grove** (0.9 ha with about 50 plants).







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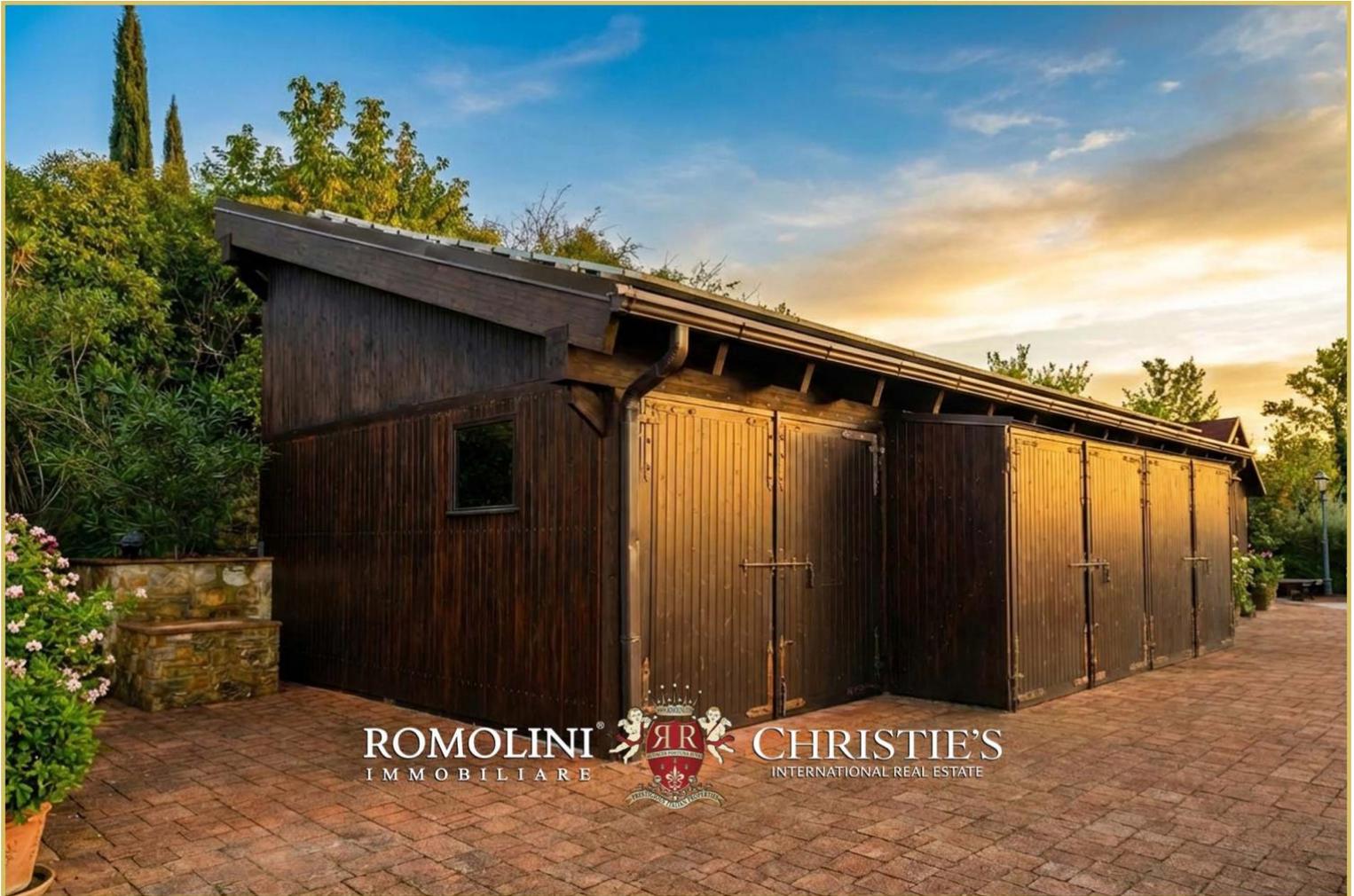
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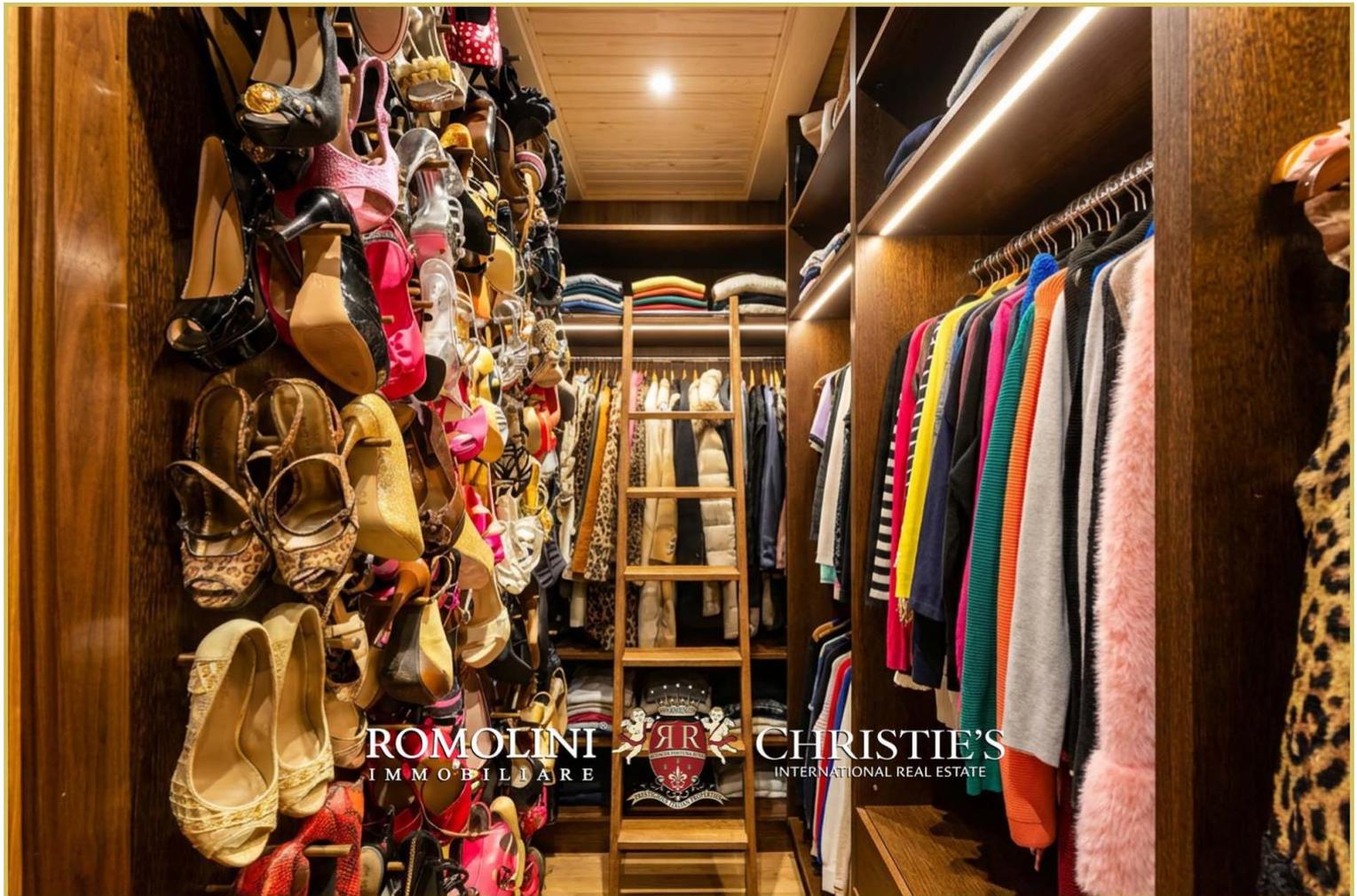
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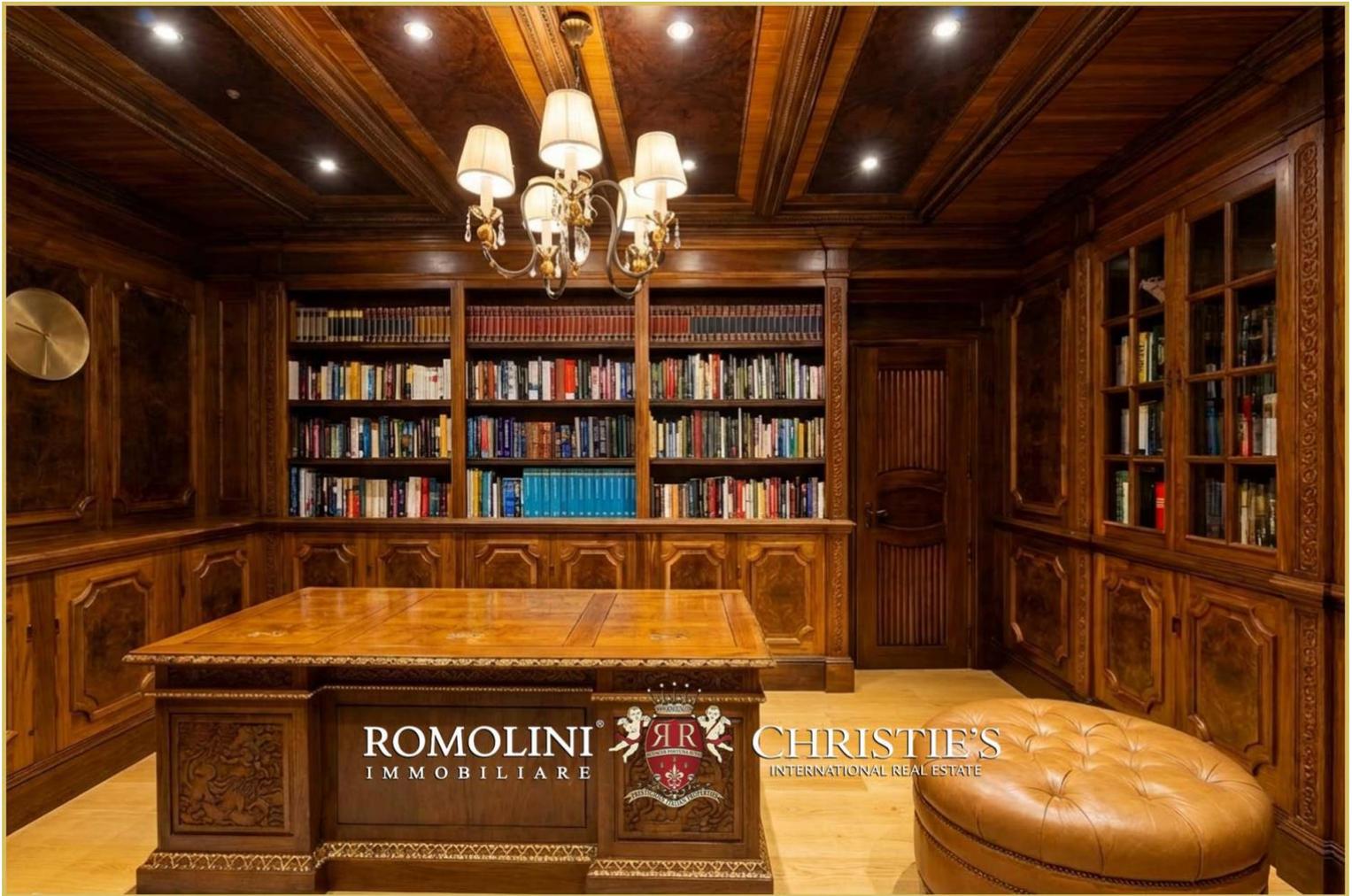
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