

Ref. 2940 – PODERE AMIATA

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RUSTIC COUNTRY HOUSE WITH POOL FOR SALE ON MOUNT AMIATA, MAREMMA, TUSCANY

Arcidosso – Grosseto – Tuscany

**Interiors**
285 m²**Bedrooms**
3**Bathrooms**
2**Total land**
15.2 ha**Swimming pool**
12.5 × 5 m

On the hills of Maremma, in a very panoramic position along a creek, renovated farmhouse for sale. The property is in excellent condition and is currently a private house, but would lend itself very well to a tourist-receptive use due to the very quiet and private location. From the house you have a breathtaking view of much of the Maremma and beyond, all the way to Elba on the best days.

SUMMARY OF THE PROPERTY

REFERENCE #: 2940 – PODERE AMIATA

TYPE: rural hamlet

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 285 square meters (3,066 square feet)

TOTAL ROOMS: 7

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: shed

MAIN FEATURES: stone and brick walls, wooden beams, insulated roof, windows with double glazing, domotics, garden, swimming pool, photovoltaic system, automated gate, charging station for electric vehicles, olive grove, fruit orchard

EXTERIOR: 15.2 hectares (37.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12.5 × 5 m

ELECTRICITY: already connected + photovoltaic system (6 kW)

WATER SUPPLY: mains water + preatic well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas + solar panels

ENERGY CERTIFICATE: **A2** (EP_{gl, nren} = 46.90 kWh/m²year)

HEATING SYSTEM: heat pump + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Castel del Piano (15km; 20'), Montalcino (30km; 35'), Grosseto (50km; 45'), Montepulciano (67km; 1h 20'), Siena (72km; 1h 5'), Castiglione della Pescaia (73km; 1h 5'), Bolsena (78km; 1h 40'); Orvieto (85km; 1h 50'), Castiglione del Lago (91km; 1h 45'), Cortona (94km; 1h 40'), San Gimignano (108km; 1h 35'), Florence (138km; 2h)

CLOSEST AIRPORTS

Grosseto C. Baccarini (53km; 1h), Perugia San Francesco (139km; 2h 5'), Firenze A. Vespucci (146km; 1h 55'), Pisa G. Galilei (197km; 2h 5'), Roma Fiumicino (221km, 2h 25'), Roma Ciampino (240km; 2h 40')

PODERE AMIATA

On the hills of **Maremma**, in a very panoramic position along a **creek**, renovated **farmhouse** for sale. The property is in excellent condition and is currently a **private house**, but would lend itself very well to a **tourist-receptive use** due to the very quiet and private location. From the house you have a breathtaking view of much of the Maremma and beyond, all the way to Elba on the best days.

Less than two kilometers from the property, also easily accessible on foot, a small medieval village has a well-stocked supermarket, two bars, restaurant, butcher shop and pharmacy, and is perfect for everyday needs. One kilometer from the property there is also a well-stocked store for building and gardening products, while a 20' drive takes you to Castel del Piano, which has all the typical amenities of a town.

DESCRIPTION OF THE BUILDINGS

The **country house** (253 m² – 2,722 ft², 3 bedrooms and 2 bathrooms) is the result of years of expansion of an old farmer's house: in fact, the building is composed of four easily identifiable "sections", dating in the oldest part to the 18th century (north) and in the most recent to the early 20th century (south). The structure has been renovated with the addition of modern solutions that ensure good thermal and acoustic insulation (Vasistas fixtures with Schuko windows installed in 2022) and high energy efficiency (condensing boiler, external heat pump, solar thermal panel with 150-liter storage). The systems are remotely controllable. The roof was also entirely disassembled and reassembled in 2022 so that a layer of insulation could be added.

On the ground floor is a large living room with a billiard table and a bedroom served by a bathroom. At the south end of the building, with separate access, is a large cellar/storage room. Going up to the first floor (also accessible directly from the outside via a characteristic staircase with an antique oven) we find instead the dining room with adjoining kitchen, two bedrooms and a bathroom.

About 80 m from the house is a **shed** (32 m² – 344 ft²) that houses the **photovoltaic system** and is used as covered parking for cars. However, the size is also sufficient as a shelter for agricultural vehicles. The photovoltaic system consists of two independent sections (**4 + 2 kW**) capable of operating independently due to the presence of two separate inverters. Excess power is stored via **10-kW battery** and also powers an **electric vehicle charging station**.

A 38-m **phreatic well** (flow rate of about 1 Lt/s) has been dug on the property, which ensures a constant water supply for filling the pool and irrigation.

EXTERIOR

The house is surrounded by a well-maintained **garden of 4,500 m²**, fully fenced and accessible through two metal gates. This ensures an outdoor space for any pets and keeps away potential wild animals.

A short distance from the house is the **12.5 × 5 m swimming pool**, sterilized with sea salt and heated via an independent heat pump. The pool has an underwater lighting system and automated cover system and is topped up using well water. In addition to sunbeds, the solarium houses a solar shower to serve the pool.

The agricultural land, on the other hand, consists mostly of woods (8.1 ha) and arable land (5.9 ha). Near the house are an **orchard** (apricot, walnut, plum, apple, mulberry, and fig trees) and an **olive grove** (0.8 ha) with 60 trees of typical Tuscan varieties.

The property is accessed directly from the provincial road via an electric gate with remote control

and video intercom. This gate is also equipped with a small autonomous photovoltaic system that ensures operability even in case of failures or emergencies on the power line. The driveway is equipped with dimples for water collection that reduce the risk of damage and landslides along the way in case of rains.

MAP OF THE PROPERTY





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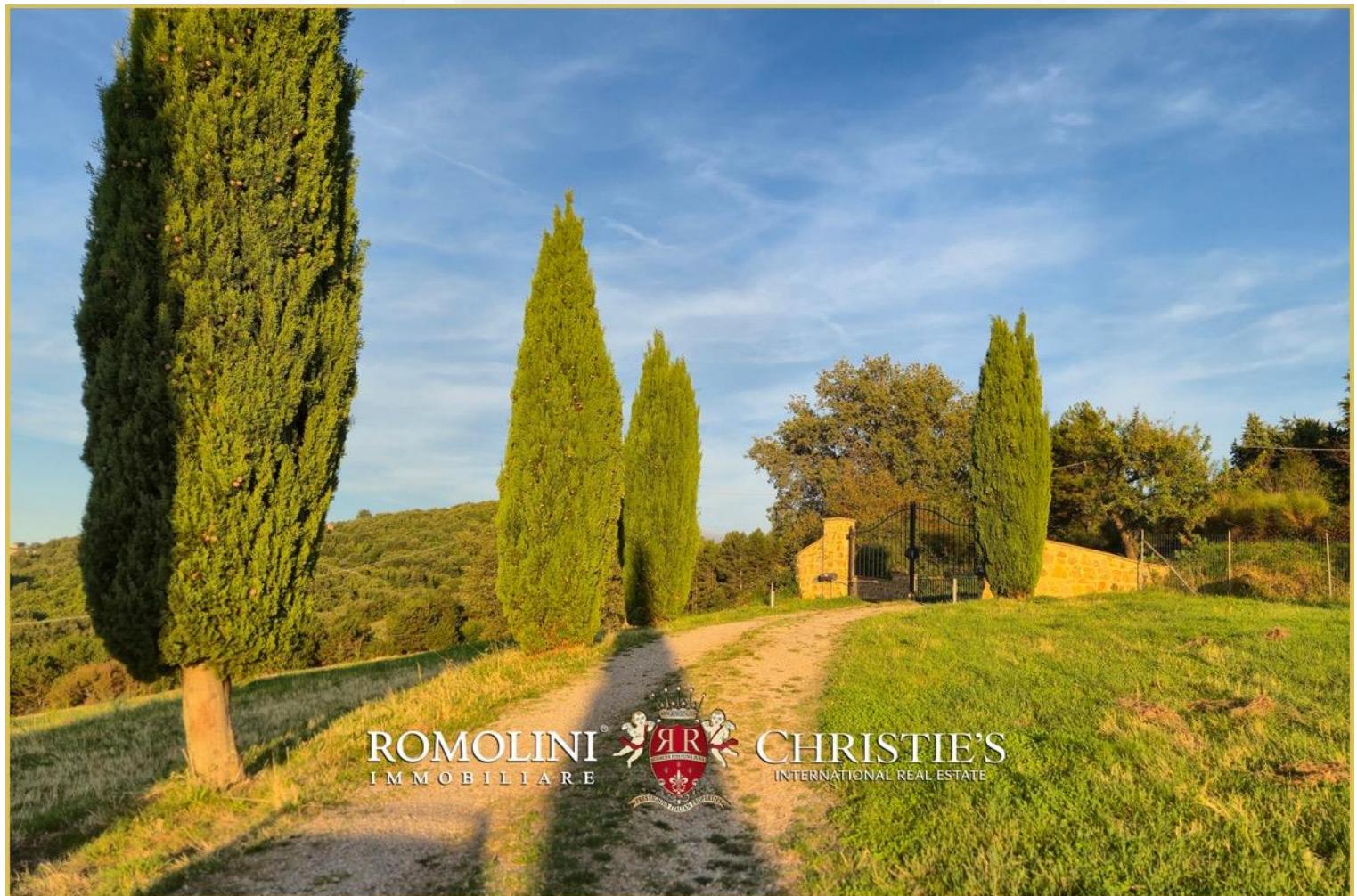




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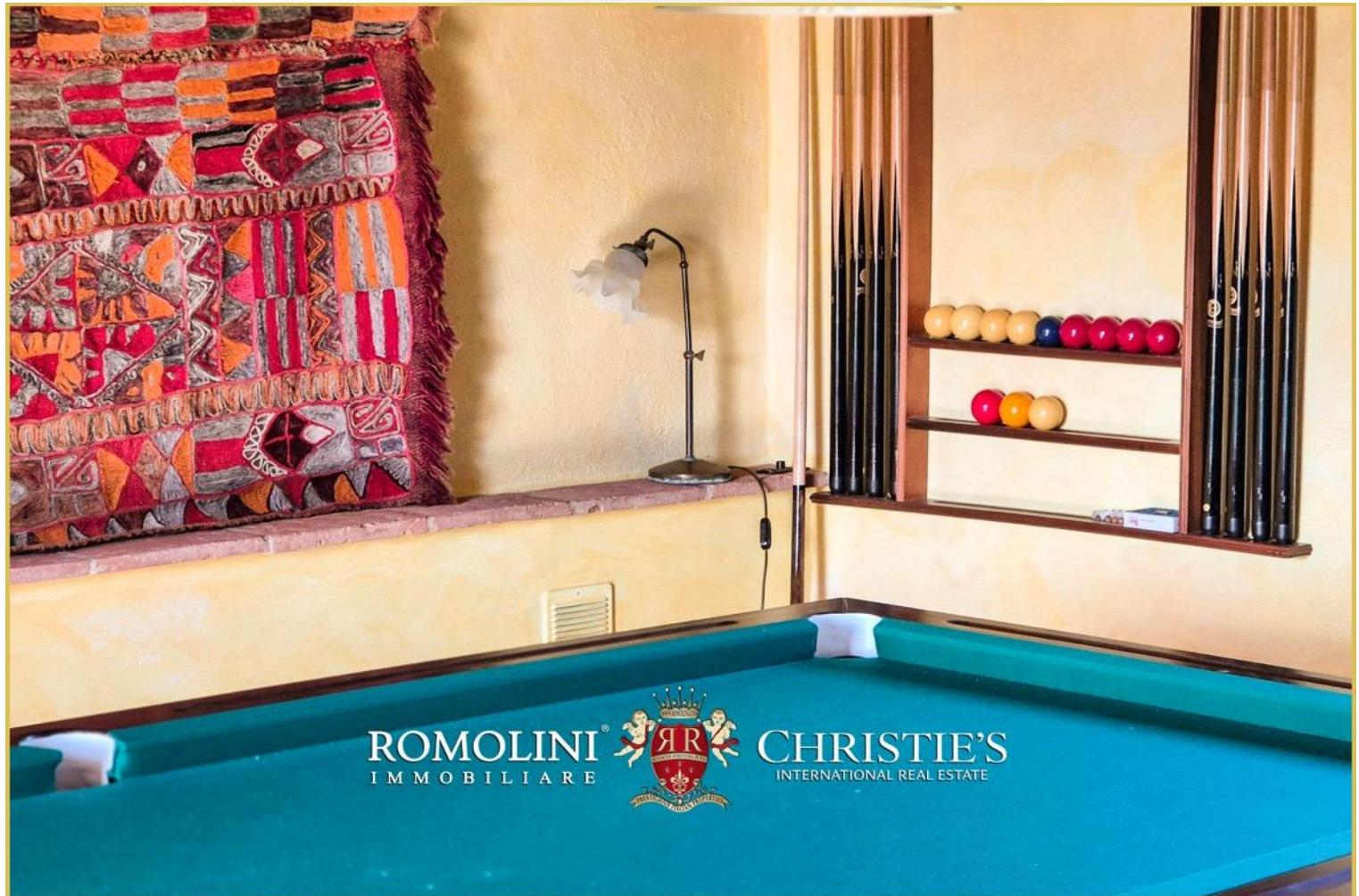


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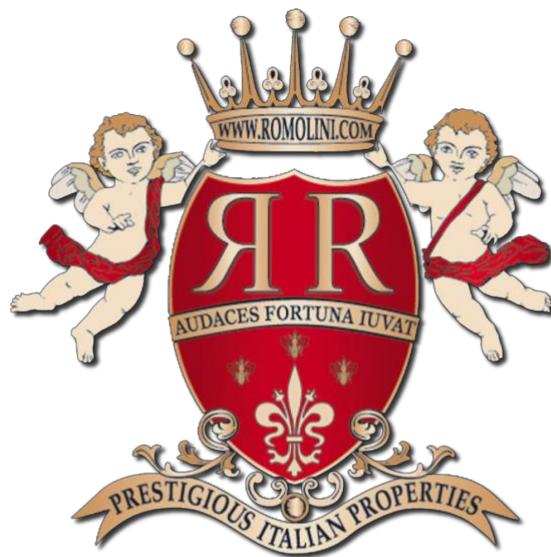
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