

AGRITURISMO WITH WELLNESS CENTER FOR SALE IN MAGLIANO, TUSCAN MAREMMA

Magliano in Toscana – Grosseto – Tuscany



Interiors
377 m²

Bedrooms
6

Bathrooms
9

Swimming pool
10 × 6 m

Total land
15.0 ha

Olive grove
3,000 m²

In the most authentic heart of the Tuscan Maremma, among the hills surrounding Magliano and a short distance from the promontory of Monte Argentario, small hamlet with wellness center and panoramic pool for sale. The daily needs services (including schools) are available in the nearby towns of Magliano and Scansano, and the sea is about half an hour by car from the property. The buildings are surrounded by a well-maintained park of 9,000 m², enhanced by Mediterranean essences, ornamental trees, and perfectly maintained green spaces.

SUMMARY OF THE PROPERTY

REFERENCE #: 3001 – PODERE MAGLIANO

TYPE: farmhouse

CONDITIONS: excellent

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 377 square meters (4,056 square feet)

TOTAL ROOMS: 12

BEDROOMS: 6

BATHROOMS: 9

ANNEXES: guesthouse, wellness center, tool shed

MAIN FEATURES: exposed beams, terracotta floors, fireplace, porch, wellness center, swimming pool, garden, lake for irrigation, ample surfaces of arable land

EXTERIOR: 15.0 hectares (37.0 acres)

OLIVE GROVE: 3,000 square meters (0.7 acres)

GARDEN: yes

SWIMMING POOL: 10 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + lake for irrigation

TELEPHONE: already connected

ADSL: yes

FUEL: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 359,33 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Magliano in Toscana (7km; 10'), Scansano (10km; 15'), Montiano (16km; 20'), Talamone (25km; 30'), Orbetello (27km; 30'), Grosseto (33km; 40'), Manciano (36km; 40'), Saturnia (41km; 50'), Piti-gliano (55'km; 1h), Bolsena (85km; 1h 25'), Montalcino (65km; 1h 15'), Siena (108km; 1h 35'), Roma (160km; 2h 15'), Florence (175km; 2h 30')

CLOSEST AIRPORTS

Roma Fiumicino (155km; 1h 45'), Roma Ciampino (175km; 2h 5'), Firenze A. Vespucci (185km; 2h 20'), Pisa G. Galilei (189km; 2h 5'), Perugia San Francesco (210km; 2h 40'), Bologna G. Marconi (265km; 3h 10')

PODERE MAGLIANO

In the most authentic heart of the **Tuscan Maremma**, among the hills surrounding **Magliano** and a short distance from the promontory of **Monte Argentario**, small **hamlet** with wellness center and panoramic pool for sale. The daily needs services (including schools) are available in the nearby towns of Magliano and Scansano, and the sea is about half an hour by car from the property.

The complex, skillfully renovated respecting traditional Tuscan architecture, maintains its original charm thanks to authentic materials and typical details such as exposed wooden beams, terracotta floors, and facades with warm and natural tones. The rooms, elegant and cozy, have been designed to offer maximum comfort both as a private residence and as a charming hospitality structure.

The **main villa** (233 m² – 2,507 ft², 4 bedrooms and 6 bathrooms) is spread over two levels:

- **Ground floor:** kitchen, dining room, large lounge, bedroom with en-suite bathroom, laundry, and two service bathrooms;
- **First floor:** three bedrooms, each with an en-suite bathroom and scenic views of the surrounding countryside.

Next to the main body is a **guesthouse** (56 m² – 602 ft², 2 bedrooms, and 2 bathrooms) consisting of two bedrooms with private bathrooms, ideal for housing guests in complete privacy.

The village is completed by an elegant **wellness center** (63 m² – 678 ft², 1 bathroom), conceived as a space dedicated to relaxation and regeneration, equipped with a mini whirlpool, Turkish bath, massage area, emotional showers, and solarium area.

The property also includes a large **storage room** (25 m² – 269 ft²) for equipment storage and a canopy prepared for the installation of a photovoltaic system.

EXTERIOR

The buildings are surrounded by a **well-maintained park of 9,000 m²**, enhanced by Mediterranean essences, ornamental trees, and perfectly maintained green spaces. In a panoramic and dominant position, there is a splendid recently renovated **10 × 6 m pool**, from which an open view of the Maremma hills can be enjoyed.

A distinctive element of the estate is the agricultural component, perfectly integrated into the surrounding landscape. The **olive groves** (totaling 3,000 m²), carefully maintained and inserted into a particularly favorable pedoclimatic context, allow the production of high-quality extra virgin olive oil, an authentic expression of the Maremma territory.

The property also has **10.5 hectares of arable land** and offers interesting development potentials related to wine production or other typical crops, in line with the growing international demand for artisanal and sustainable products.





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