

Villa for sale in Manciano

Saturnia

€ 750.000

Ref. AC99-149-1663



456 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 20

"Villa Saturnia"

Deep in the Tuscan hinterland, on the gentle summit of a hill overlooking valleys and cypress trees, lies the medieval village of Manciano, proudly known as the "Spy of the Maremma."

From here, the view extends from Mount Amiata to the islands of the Tuscan Archipelago, and even Corsica on clear days. At the heart of the village is the 14th-century keep and its panoramic tower, which tell the story of centuries of history and offer breathtaking views of the surrounding area.

The cultural context is enriched by the Museum of Prehistory and Protohistory of the Fiora Valley, an interactive journey through artifacts that tell the story of millennia of history-millennia of history also found in the renowned Terme di Saturnia, considered among the most beautiful in the world, which enchant with their clear, abundant sulfurous waters at 37.5°C.

The waters, renowned for their therapeutic and relaxing properties, give rise to the fascinating Cascade del Mulino waterfalls, natural pools open year-round. An authentic spectacle that blends nature, history, and wellness.

For sports lovers, there is also an 18-hole "GEO Certified" golf course designed by the famous Californian architect Ronald Fream, located near the spa complex.

Just a few kilometers from these wonders, we offer for sale, in Santarello, an enchanting property perfectly in harmony

with the Tuscan countryside.

The property consists of 2 buildings and agricultural land.

The Villa's exterior façades are enriched with exposed stone and its wooden beamed roof exudes tradition and authenticity.

Inside, a large and warm living room welcomes you with a beautiful stone fireplace, the heart of the home and a place to gather affections and conversations.

The three bedrooms offer comfort and privacy, while the two bathrooms, both with built-in showers, combine functionality and rustic charm with discreet elegance.

Brightness is a distinctive feature: in a sunny position, every room is flooded with natural light, helping to create a welcoming and sunny atmosphere in every season.

The basement features various rooms that can be used as a storage room, warehouse, or hobby room. There's also a versatile and spacious double garage of approximately 50 square meters.

Next to the Villa stands a large annex in need of renovation, a terrific opportunity for those wishing to create guest accommodation, an independent studio, or a wellness space, further demonstrating the potential of this property.

The estate is completed by a prestigious plot of land of approximately 11 hectares, part of which is used as an olive grove. This agricultural and landscape asset offers not only beauty but also productive potential, perfect for those who love agriculture, Tuscan extra virgin olive oil, or simply the contemplation of the land.

In short, this property is an experience immersed in the history and nature of the Maremma, among olive groves and timeless views, close to the renowned Terme di Saturnia spa, with spacious indoor and outdoor spaces. It guarantees both a peaceful daily life and an excellent investment for the future: this house is more than just a home, it's a Tuscan dream to live in and experience.

For information and/or visits call 0776566289 or 3487607909. For English speakers: 00393348094290.

Certification

Energy Class: D

Features

Code: AC99-149-1663	Reason: Sale
Categoria: Villa	Address: Località Santarello, 6
Zip Code: 58100	Municipality: Manciano
Zona: Saturnia	Total Square Meters: 456 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 20	State of Preservation: Excellent
Level: On two-levels	Heating: Heating
Parking: Carport	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Box: Double, 50 sq.m.	Terrace
Porch	Closet
Cellar	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes

Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	







