Coldwell Banker Cardoselli Fanteria Sabatini & Partners
Corso Italia 57 - 58015 Orbetello
P.IVA e C.F.: 01398680536
Tel.: 0564 850728

Indipendent house for Sell in Magliano in Toscana - Area: Località S. Andrea

Strada Sant'Andrea, Grosseto, 58051 (GR)

105.000€

Contact info

Coldwell Banker Cardoselli Fanteria Sabatini & Partners
Fabrizio Cardoselli

Phone: (+39) 0564850728
Mobile: (+39) 3351799696
Email: fabrizio.cardoselli@cbitaly.it

Description

Magliano in Toscana – S. Andrea

Just 10 minutes from the sea in a splendid location in the town of Sant'Andrea, we offer for sale a plot of land of approximately 3,000 square meters with an approved project and fees paid for the construction of a country house.
The property is located in a charming landscape, surrounded by greenery among rolling hills, meadows, and olive groves. The flat land, easily accessible by a paved road, enjoys excellent sun exposure, perfect for experiencing the Tuscan countryside in every season.
The approved project includes the construction of a 150 m2 villa, composed as follows:
Spacious living area of approximately 50 square meters, separate kitchenette, three double bedrooms, two with ensuite bathrooms, full master bathroom, guest bathroom, storage room, utility room. The project is completed by two pergolas that enhance the outdoor living area, ideal for al fresco dining or relaxing in the shade. The first image published is a simulation and represents merely an example of how the property could be realized.
The information and floor plans are indicative and do not constitute a contractual element.

Energy Class: under evaluation
REF. 1638

A unique opportunity to build your dream home in the heart of Maremma, just minutes from the sea yet immersed in the quiet of the Tuscan countryside.

Details

Property ID: CBI026-26-1638	Surface: 150.00 m²
Rooms: 10	Bathrooms: 4
Energy Class: B	Bedrooms: 3

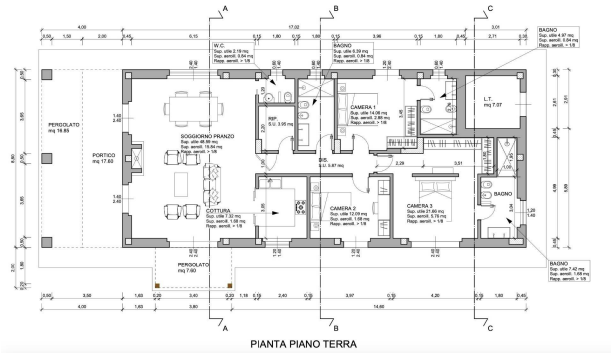
Property Features

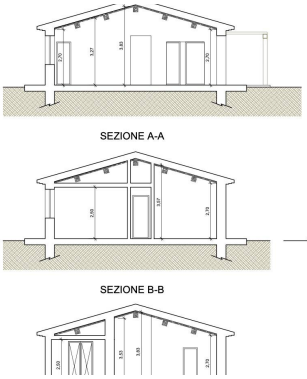
- Floor: Ground floor
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 150.00 m²
- Rooms: 10
- Bedrooms: 3
- Bathrooms: 4
- Kitchen: Small kitchen
- Position: Touristic
- Garden: Private,
- Fireplace: Yes
- Parquet : Yes

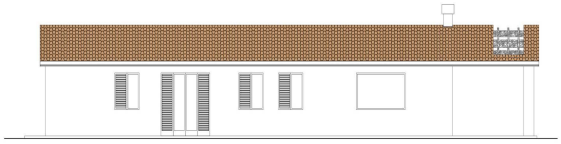
Nearby

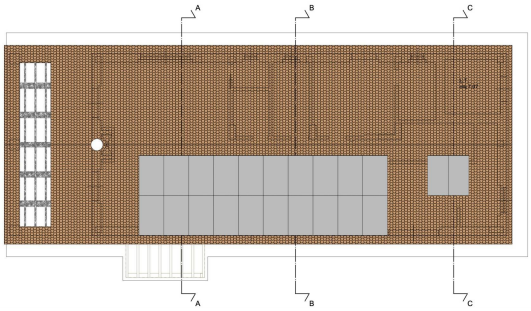
- Gyms
- Spa
- Football Fields
- Fitness Centers
- Tennis Courts
- Bike Lanes
- Playgrounds
- Railway Station
- Public Transport
- Kindergarten
- Elementary Schools
- Schools
- High Schools
- Cafe
- Post Offices
- Shopping Centers
- Municipal Offices

Images







Totale superficie utile residenziale: 134.51 mq

Totale superficie utile non residenziale:
- Locale tecnico 7.07 mq
- Portico 17.60 mq