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CARDOSELLI FANTERIA SABATINI & PARTNERS

Coldwell Banker Cardoselli Fanteria Sabatini & Partners

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Indipendent house for Sell in Magliano in Toscana - Area: Pereta

📍 Via della Scaletta, Grosseto, 58051 (GR)

110.000€



Contact info



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Description

Magliano in Toscana – Pereta: Townhouse with a view for sale

In the charming medieval village of Pereta, we offer an exclusive, charming period building with an enchanting view of the surrounding green valley.

The property, with a total surface area of over 170 square meters, is spread over three levels and offers a wealth of potential for those wishing to customize the spaces to their own taste. On the ground floor, there is a large, charming cellar embellished with a splendid barrel vault, ideal as a tavern, relaxation area, or convivial space. There is also a small garden courtyard with space for a table and four chairs.

The two upper floors currently house two independent apartments, each comprising a living room with an open-plan kitchen, two double bedrooms, and a bathroom. The layout offers great flexibility, allowing the units to be kept separate or combined into a single, charming residence, possibly also connected to the lower floor.

Thanks to its quiet location and authentic setting, the property represents an excellent opportunity both as a primary residence for those seeking peace and quality of life, as a holiday home, or as an income-generating investment. Also ideal for two families or a couple of friends who wish to share a housing project while maintaining their independence.

A solution with great potential, perfect for those who dream of experiencing the charm of Tuscan tradition while being able to enhance every space according to their needs.

Energy Class D

EP gl,nren 100.77 kWh/m² year

REF.1676

Details



Property ID: CBI026-26-1676



Surface: 176.00 m²



Rooms: 9



Bathrooms: 2



Energy Class: D EP gl,nr: 100.77 kwh/m²



Bedrooms: 4

Property Features



Floor: On two levels



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 176.00 m²



Rooms: 9



Bedrooms: 4



Bathrooms: 2



Kitchen: Habitable



Position: Touristic



Garden: Private,



Fireplace: Yes



Terrace: Present

Nearby



Public Transport



Cafe



Post Offices

Images





