



AARON

& PARTNERS GROUP

VILLA FOR SALE IN MANCIANO

Villa Clodia - via Aurinia 10, Manciano, Saturnia, Toscana

DESCRIPTION

Saturnia- Grosseto Fabulous villa of about 500 sqm with exclusive garden of about 600 sqm and swimming pool positioned in the heart of the historic center of the characteristic and ancient village of Saturnia renowned for its famous and beneficial thermal baths.

The wonderful historic villa is spread over four floors for about 500 square meters. On the entrance floor we are greeted by a large room now used for the reception of guests. A large double and panoramic living room can be used as a dining room and living room while the eat-in kitchen can be appreciated adjacent to the large entrance hall. Currently there are 11 rooms all with private bathroom and some with a sitting room and wardrobe area. In the basement access to the well-kept garden are the travertine caves now intended to give moments of relaxation and used as a wellness center with sauna, turkish bath and fitness area.

OUTDOOR SPACES

From the travertine caves on the ground floor there is access to the flat garden of about 600 square meters fenced and planted with fruit trees and flowers. The current owner has created very pleasant corners set up with tables and sofas to admire the view in all serenity. The view from the large terrace serving the sleeping area is breathtaking over the entire valley and the surrounding hills

CONDITION AND FINISHES

The historic villa does not need much maintenance work, the installations are up to standard, the exterior appearance of the facade could be improved but overall the villa is in good condition. The floors are ceramic, the high ceilings give light and elegance to the interior, the bathrooms are ceramic.

POTENTIAL USES

the villa is perfect for a large family that wants to live in a historic village immersed in the Tuscan countryside in a privileged and panoramic position but also for a family that wants a receptive activity in a very attractive and world famous location.

LOCATION

Saturnia, one of the oldest villages in Italy. The village of Saturnia is truly enchanting, from its Piazza Vittorio Veneto, where there are clubs, small restaurants and typical stores, to the Church of Santa Maria Maddalena, from the Archaeological Museum to the ruins of the ancient Roman columns, without forgetting the city walls, originally built by the Romans and remodeled in the Middle Ages and Renaissance.

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PROPERTY REF: AP01

LOCATION: MANCIANO, SATURNIA, TUSCANY

TYPE: MULTI-FAMILY VILLA | FULL OWNERSHIP | STATELY PROPERTY CLASS

CONDITIONS: GOOD CONDITION / LIVEABLE

SURFACE: 560 SQ M

ORIENTATION: NORTH, SOUTH, EAST

ROOMS: 5+ (11 BEDROOMS, 5 OTHERS), 3+ BATHROOMS, KITCHEN DINER

FLOOR: GROUND FLOOR

TOTAL BUILDING FLOORS: 4 FLOORS

CAR PARKING: PARKING SPACE INCLUDED IN THE PRICE

AVAILABILITY: AVAILABLE

ENERGY EFFICIENCY:

HEATING: INDEPENDENT, WITH RADIATORS, GAS POWERED

AIR CONDITIONER: INDEPENDENT, COLD

ENERGY EFFICIENCY CLASS: G \geq 175 KWH/M² YEARA

PROPERTY IN THE NAME OF A PRIVATE PERSON

LOCATION, FOR PRIVACY REASONS, IS APPROXIMATE

ALL MEASUREMENTS SHOWN ARE APPROXIMATE

OTHER FEATURES:

ELECTRIC GATE

FIREPLACE

VIDEO ENTRYPHONE

SECURITY DOOR

INTERNAL EXPOSURE

EXTERNAL EXPOSURE

BALCONY

TERRACE

POOL

SINGLE TV SYSTEM

FURNISHED

CELLAR

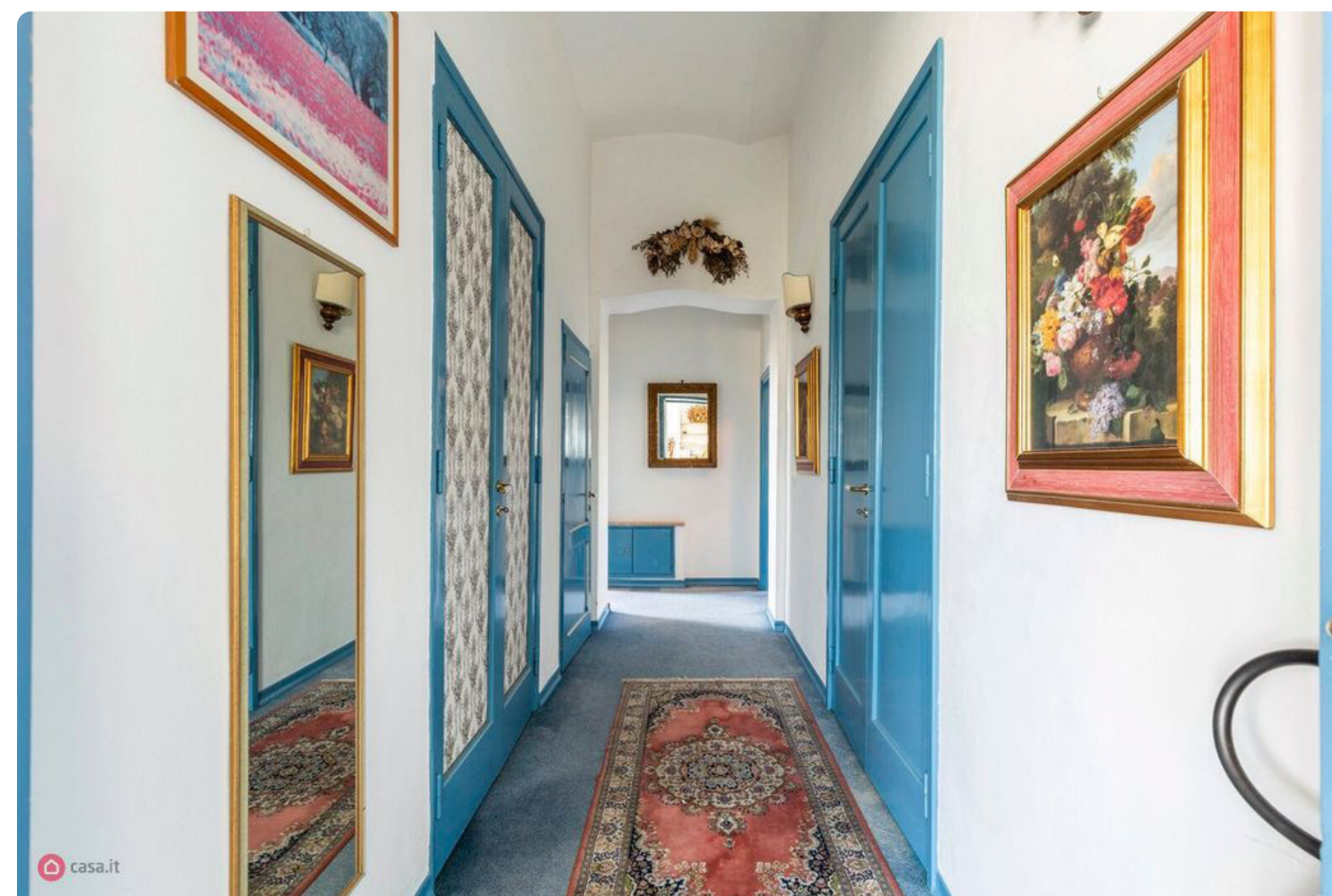
PRIVATE GARDEN

WINDOW FRAMES IN DOUBLE GLASS / WOOD

DOUBLE EXPOSURE

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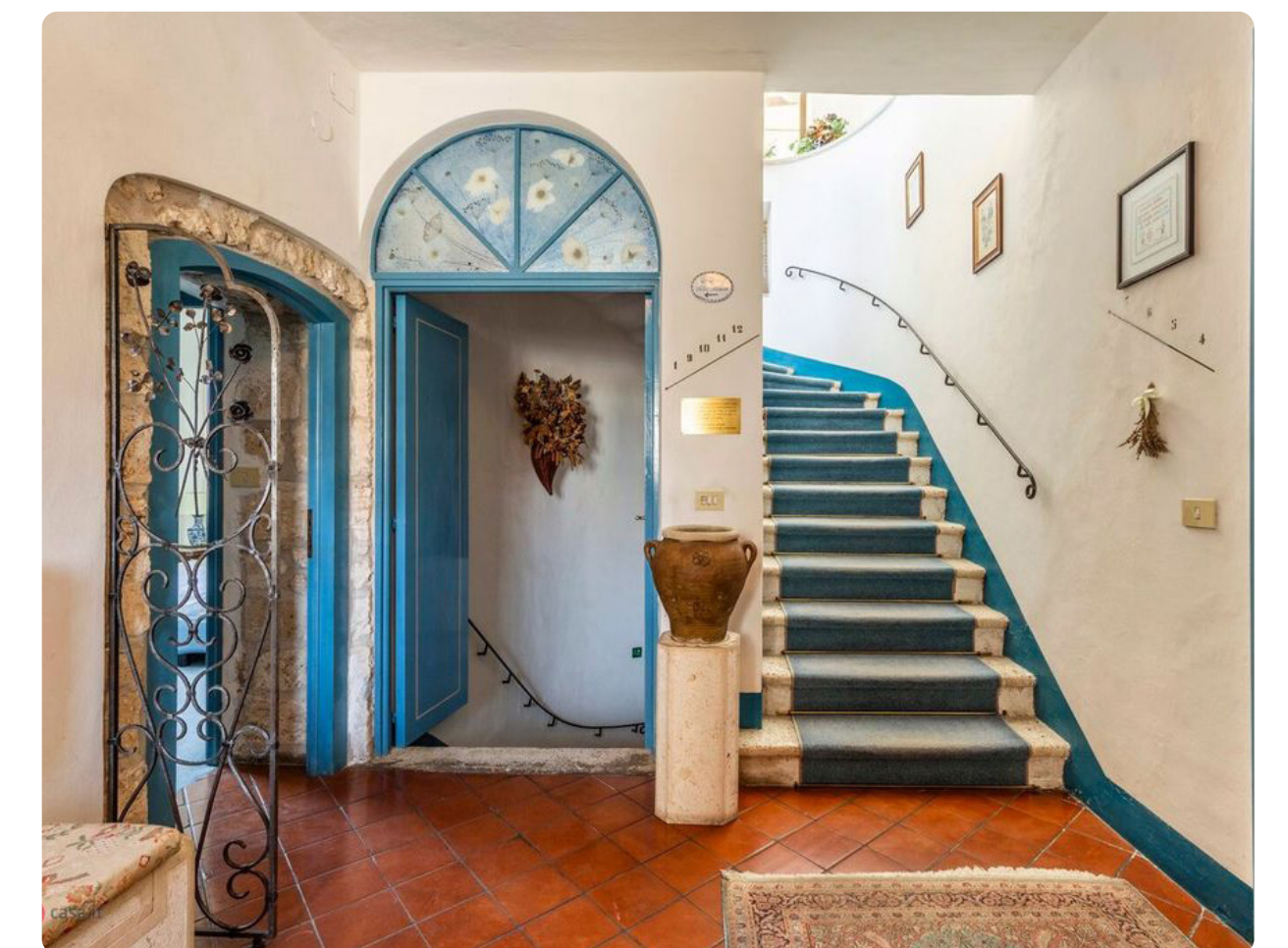
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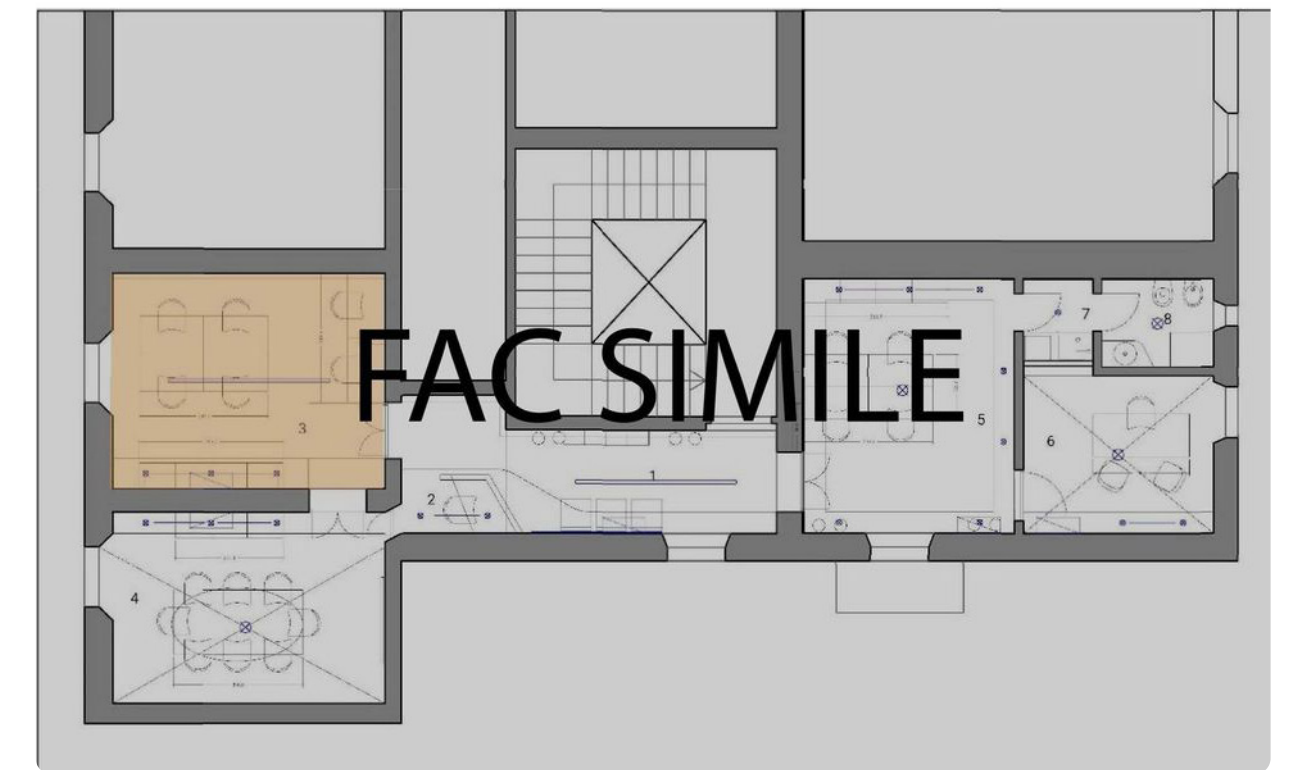
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Contattaci per avere maggiori informazioni tecniche.



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CONTACT

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