

Paradise in Tuscany

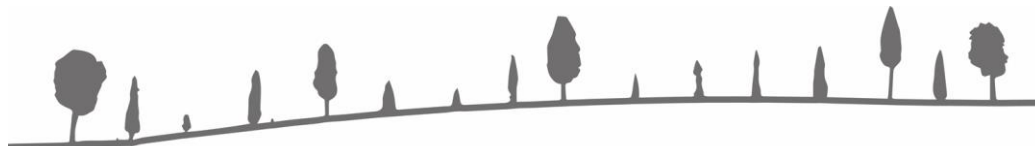


H I G H L I G H T S
R U S T I C O P R O J E C T
(G r o s s e t o P r o v i n c e , I t a l y)

Newly built farmhouse to be completed internally. Great location near Manciano, overlooking typical Tuscan landscape.

Guide Price €680.000

Lot size: 4.5 ha/11 ac Living area: 200 sqm /2152sqf	Rooms: 8 Bedrooms: 3 / Bathrooms: 3	To be completed internally and around the house: floors, garden, pool, etc.
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THE RUSTICO PROJECT

Highlights

Typical stone farmhouse built in reinforced concrete structure, with details that recall the Tuscan tradition with ceilings partly in chestnut beams and partly with terracotta brick vaults.

The building must be completed internally and can be customized to match the wishes of the buyer.

The layout of the building comprises:

- On the first floor:
 - 3 bedrooms
 - 2 bathrooms
- On the ground floor:
 - Large living room with fireplace,
 - Open space kitchen
 - Bathroom on the ground floor.

Nice loggia, pergola, and garage. Possibility to build a swimming pool.

The property enjoys an elevated position overlooking the Tuscan landscape and the surrounding land of about 4.5 hectares - partly arable land and partly woods.

The location is very central in the Tuscan countryside and close to the Terme di Saturnia.

There is a source of water on the land plot, and it can be developed to give water to the various activities.

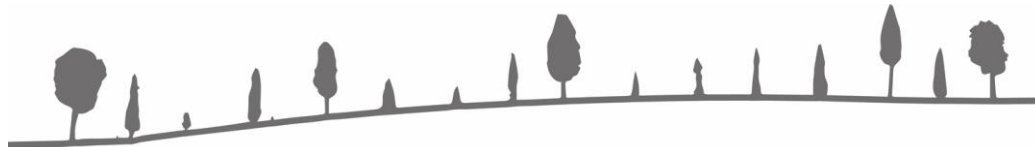
The property can be sold as is or can be completed according to the buyer's wishes by the seller.

More information

Manciano is a town in the southern part of the province of Grosseto, Tuscany and has a population of about 7,200.

Manciano is 18 kilometres (11 mi) southwest of Pitigliano and 40 kilometres (25 mi) northeast of Orbetello – a site famous for its lagoon and Natural Park.

The most important site in the comune is Saturnia, an old Etruscan town with medieval walls, remains of a Roman road, and best known for its thermal springs dating to the Roman period and still in use today. The comune is further known to students of Late Antiquity as the place where the famous silver platter of Ardabur Aspar, consul in 434, was found (in the Fosso Castione, a creek near Marsiliana).



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Key distances (approx.):

- Lucca: 242km/150mi
- Florence: 210km/130mi
- Siena: 135km/84mi
- Pisa Airport: 217km/135mi
- Firenze Airport: 216km/134mi
- WWF Orbetello Lagoon National Park: 40km/25mi
- Argentario / Porto Ercole: 57km/35mi
- Roma Fiumicino Airport: 135km/84mi
- Saturnia: 15km /9mi
- Nearest shop/bar – 4,5km /2.9mi

Info about taxes and other purchase costs (provided the seller is a natural person and not a juridical person)

- “Imposta di registro” - Purchase tax: It depends on whether the buyer and/or seller is a person or a company.
- Notary Public (these values may vary):
 - Honorary (approx.) €3,000 + VAT
 - Translation of the Purchase contract: €1,000 + VAT
- Technical report for Notary Public: can vary according to the complexity of the task – range € 2,000 – 6,000
- Commission to Paradiseintuscany paid by the buyer: 3% of purchase price.



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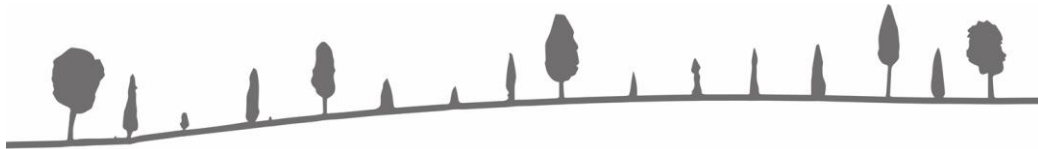
PICTURES OF RUSTICO PROJECT





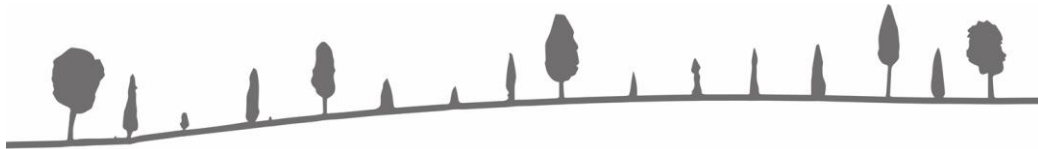
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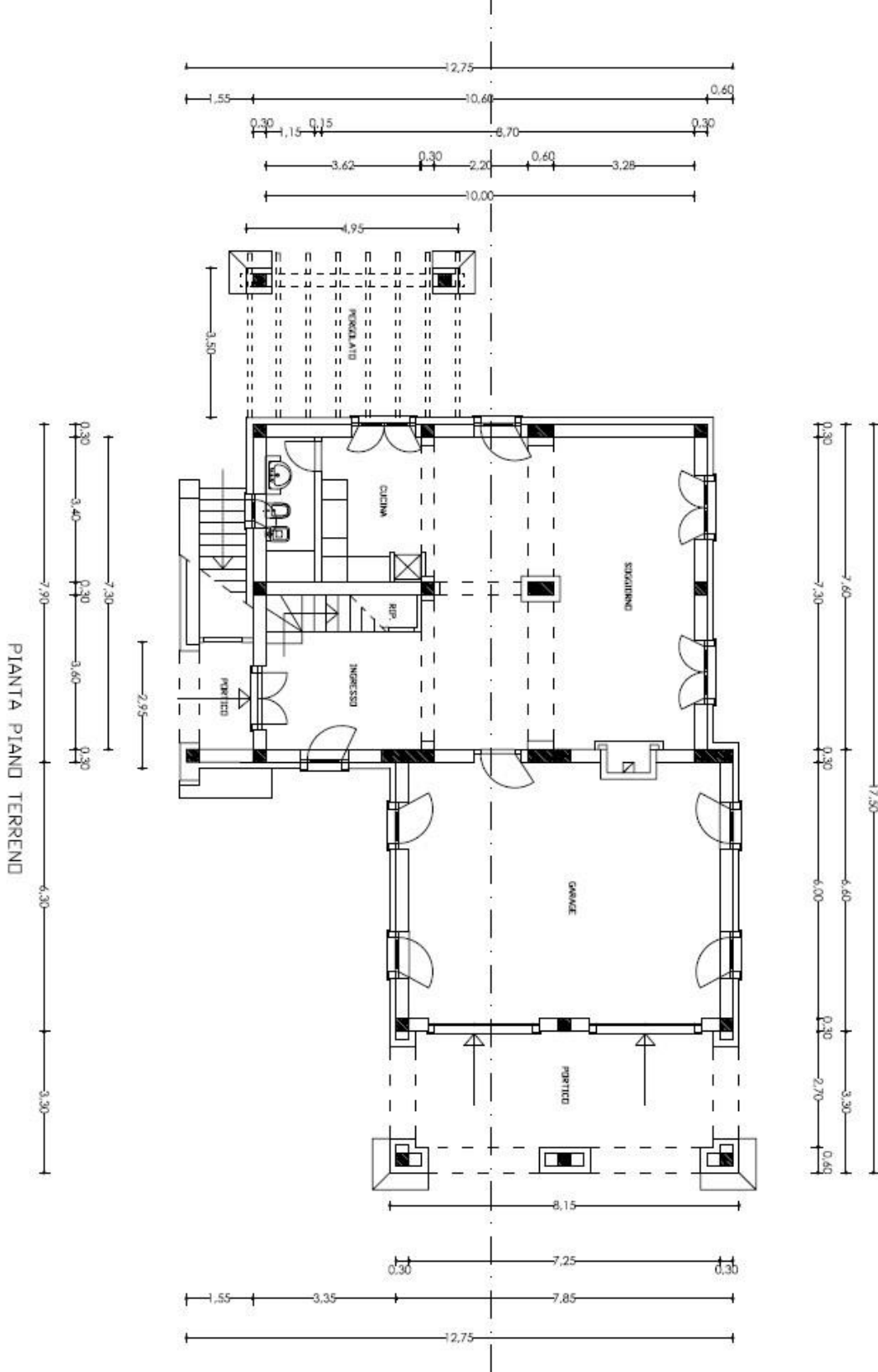


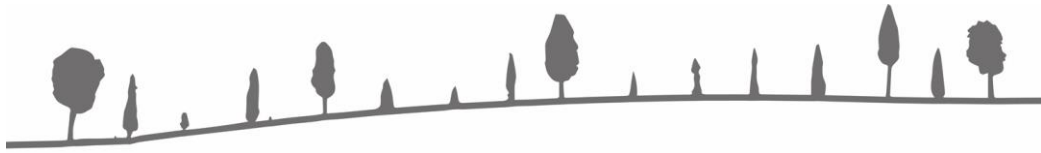
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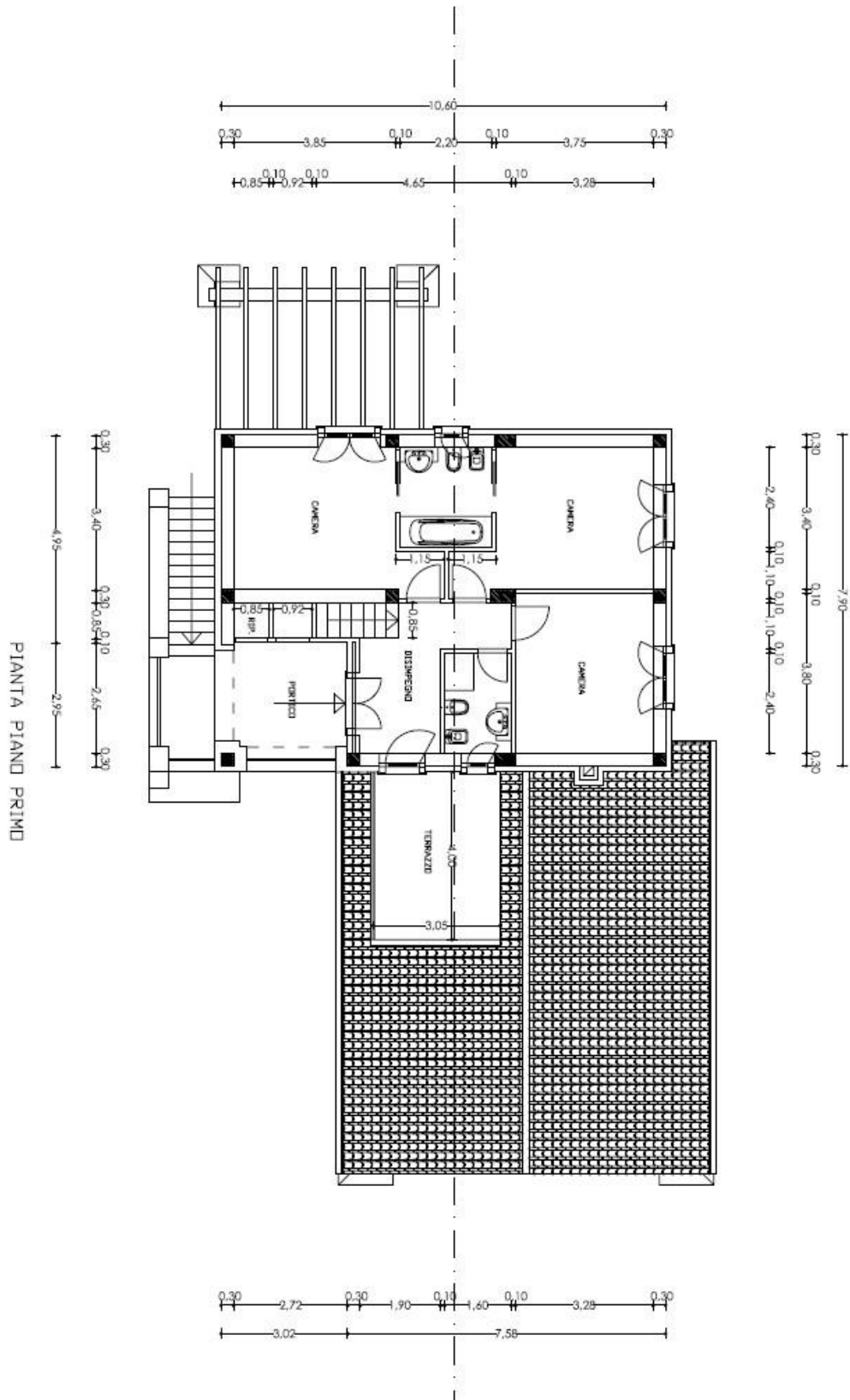
Floor Plan – Ground Floor





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Floor Plan – First Floor



PIANTA PIANO PRIMO