

Paradise in Tuscany

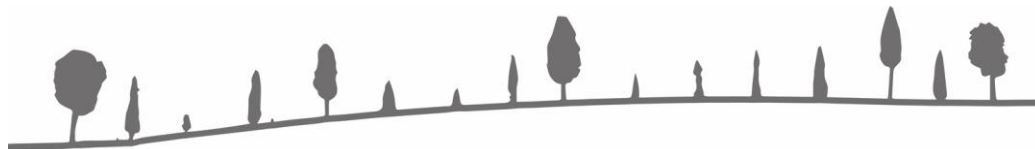


**H I G H L I G H T S**  
**V I L L A S A T U R N I A**  
**( M a n c i a n o , I t a l y )**

*High class villa located in one of the most spectacular country sides in Southern  
Tuscany*

**Guide Price €850.000 including furniture**

Built in the 1900's Refurbished in 2002 Lot size: 4300 sqm / 0.5 ac	Living space: 180 sqm / 2045 sqf Rooms: 8 / Bedrooms: 4 Bathrooms: 3	Floors: 2 Potential for rental incomes Swimming pool 10x3mt
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## VILLA SATURNIA

### Highlights

This beautiful stone farmhouse a few km from Manciano and Saturnia Terme, has an area of 180 sqm / 1937 sqf with a 4300 sqm / 46285 sqf garden.

Villa Saturnia has been lovingly restored, furnished in an elegant country style, and equipped with all comforts - including mosquito nets on all windows, a connection high speed internet.

The property is reached by a dirt road about 3km / 1.9mi long and offers a private, tucked away position in the most beautiful and panoramic countryside.

The house consists of:

- 4 bedrooms – one of which with en-suite bathroom
- 3 bathrooms in all
- large living room with fireplace and veranda,
- dining room
- kitchen
- Patio for Al fresco dining
- Parking on the plot
- All in excellent condition.

Heating system: Electricity and LNG

Swimming pool 10 x 3mt

Good potential for rental incomes

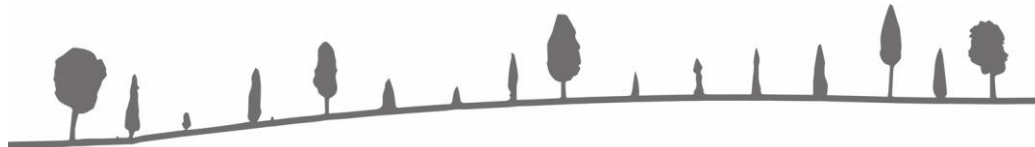
The property is ideal for those wishing to take day trips and explore the beautiful surrounding villages of Pitigliano, Manciano and Montemerano (all within 20 km). Furthermore, the famous seaside area of the Argentario is about an hour's drive: here one can enjoy both marine life, wine tasting...in a word: Enjoy Slow Living!

### *More information*

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. Saturnia takes its name from the Roman god Saturn (or Saturnus). Legend has it that he grew tired of the constant wars of humans and sent a thunderbolt to earth that created a magic spring of warm sulphurous water which would pacify mankind.

### **Key distances (approx.):**

- Lucca: 241km/150mi
- Florence: 208km/129mi
- Siena: 126km/78mi
- Pisa Airport: 218km/175mi
- Firenze Airport: 210km/130mi
- Lago Trasimeno National Park: 108km/67mi
- Argentario: 47km/29mi
- Montalcino: 80km/50mi
- Grosseto: 65km/40



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- Roma Fiumicino Airport: 148km/92mi
- Saturnia: 15km /9mi
- Golf course: 6km/4mi
- Nearest shop/bar – 4km /1.2mi

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

- "Imposta di registro" - Purchase tax:
  - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
  - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a coefficient of 118.5).
- 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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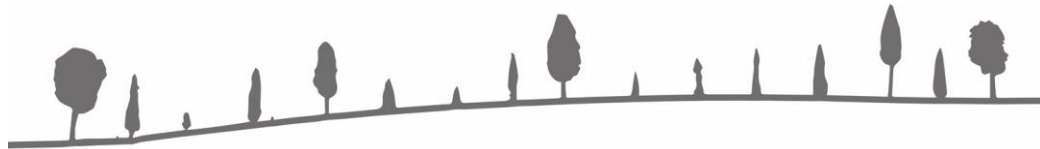
## PICTURES OF VILLA SATURNIA





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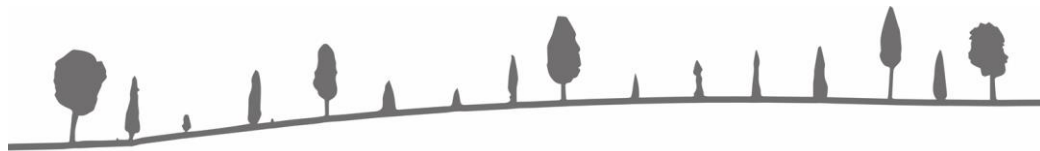


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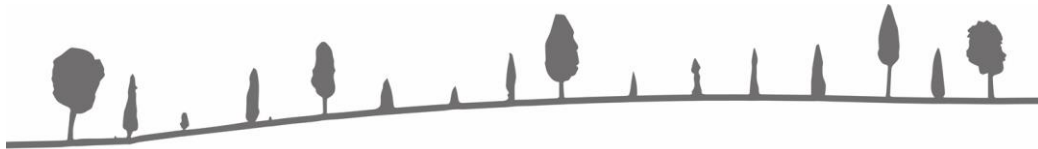
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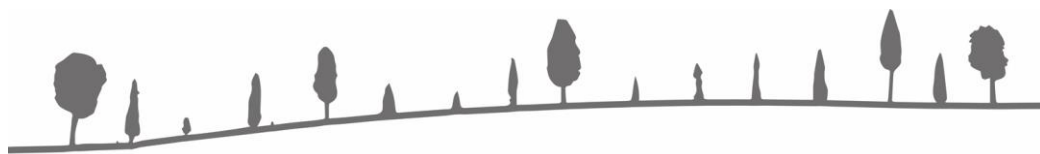
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