



## Historic villa with farmhouse



### Information de l'agent

Nom:	Susan Brown
Nom de compagnie:	HomesItalia Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Italian
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### Détails de l'annonce

Propriété à: Vendre

#### Location

Pays: Italie  
État/Région/Province: Toscane  
Ville: Campiglia Marittima  
Soumis: 28/07/2023

#### Description:

This unique property is in a panoramic position overlooking the sea, a few kilometers from the port of San Vincenzo, it includes a well-maintained nineteenth century villa (1850) with land of 9 ha. and a farmhouse.

The villa is made up of:

Ground floor: a large entrance hall, kitchen, living room with fireplace, study and bathroom

First floor: a large living room, kitchen, two bedrooms and bathroom

Second floor: a large living room, kitchen, two bedrooms and bathroom with access to the tower

Third floor (tower): a large bedroom with bathroom, beautiful view of the countryside to the sea.

The villa has a large wooded park where there is a stone farmhouse of approx. 300 sq. m. also in good condition, used as the caretaker's home, with a cellar, storage room, technical room and a large garage.



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The 9 hectares is completely fenced and contains olive and fruit trees.

The property is accessed via 800 m. of gravel road. The property is served with all utilities, the property is 2 km from the town and 15 km from the sea.

Location

Distances

Cities/Towns/Villages

Venturina Terme 6 km

Suvereto 13 km

Massa Marittima 42 km

Bolgheri 31 km

Airports

Pisa 94 km

Sea

Tourist port of San Vincenzo 10 km

Gulf of Baratti 12 km

Piombino 19 km

Roads

A12 motorway Rosignano - Genova 104 km

Livorno - Grosseto highway 6 km

Region: Tuscany

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This area is famous for its coastline, one of the most beautiful in Tuscany, characterized by fine sandy beaches and crystal clear sea. When you have had enough of the beach there are many other great places to visit. Venturina Terme with its ancient thermal baths, Suvereto, classified among the "most beautiful villages" in Italy, the tourist port of San Vincenzo with its nightlife, the seafront and the famous vineyards of Bolgheri with its characteristic village, just to mention some. If you like to play golf, there is the first class Gavorrano golf course in the area.

## Commun

Chambres: 5

Salle de bains: 4



# IMLIX

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<https://www.imlix.com/fr/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX4.689.827

