

## Tuscan Villa with Pool and Panoramic Views



### Informazioni sull'Agente

Nome:	Susan Brown
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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 669,540.88

### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Tuscany
Città:	Sassetta
Pubblicato:	25/11/2025
Descrizione:	

Set in the unspoiled greenery of the Upper Maremma and just a few minutes from Castagneto Carducci and the pristine beaches of the Etruscan Coast, this property is an enchanting residence located within a picturesque Tuscan rural hamlet that once formed the heart of an ancient estate.

The area benefits from a unique microclimate: pleasantly breezy even in summer and never too harsh in winter — ideal both as a year-round home or an elegant holiday retreat.

The villa is approx. 200 sq.m. on two levels and is divided into two adjacent, fully independent apartments, offering exceptional flexibility for guests, rental income, or multi-generational living.

The larger apartment (130 sq.m.) is on two levels and is Casa Grande and is made up of:

Ground Floor: A spacious living room with fireplace, kitchen, study, bedroom and two bathrooms.

First Floor: Master bedroom with walk-in wardrobe and en-suite bathroom.

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Outside, a covered loggia and barbecue area overlook the beautifully landscaped private garden of approx. 800 sqm, complete with irrigation, lighting system, swimming pool with sun deck, and a cellar/laundry room with access from the garden.

The smaller apartment (70 sq.m.) is on one level and features a living room with fireplace and kitchenette, hallway, master bedroom, and bathroom.

Outdoors, a large covered veranda with fireplace provides a wonderful space for open-air living in every season.

Both apartments have Gas (GPL) autonomous heating, air conditioning and mosquito screens and are being sold furnished with fully equipped kitchens and bathrooms.

This property is ideal as a private residence, holiday home, or rental investment.

The information and floor plans provided are set out for guidance only and do not constitute contractual elements.

#### Features, details and amenities

- \* swimming pool
- \* outdoor living
- \* exposed beams
- \* terracotta tiles
- \* fireplaces

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#### **Comune**

Camere da letto:	3
Bagni:	4

#### **Utility details**

Heating:	Sì
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#### **Building details**

Outdoor Amenities:	Pool
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#### **Rental details**

Furnished: Si

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.937.570

