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REDUCED FROM THE ORIGINAL ASKING PRICE US\$ 749,000

This unique historical Tuscany country home is located in the famous wine area of "Morellino di Scanzano ". This property is sold with 20 hectares of land, with olive trees and set amongst forest of century oak trees. Located only 15 minutes drive from the famous thermal baths of Saturnia and 40 minutes driving to the Argentario Coast.

This particular historical & centennial house has been entirely renovated and completed in 2010. It offers a oasis of peace and tranquillity and yet is just about 50Km from the main city of Grosseto and Monte Amiata. It would be ideal for a recreational holiday or as a property perfect for a wine yard investment! The house consists of 2 units which were built one at the time. In the middle there is the living room with fireplace on which rests the roof, is the most ancient one. The first 2 buildings form an apartment of 150 sqmt with



2 large bedrooms with high ceilings of 3.50 Mt and 1 bathroom. The third building forms another apartment building with a loft, a kitchen and 1 bathroom. In doing the restructuring of the entire property, we have respected as much as possible, the original materials, architectural design and feeling of the property.

## THE LOCATION

The location is called Maremma Toscana and is about 2-hours drive from Rome, 2 hours from Florence, 1 hours from Siena, 15 minutes from Terme di Saturnia where are located the hot sulphurous thermal water springs with various spa and various pools where you can swim throughout the year. Here you will also find some waterfalls. We are located exactly in the center area of the wine routes in Tuscany. Here is produced the famous Morellino Scanzano doc wine. At about an hour's drive you will find the city & capital of Grosseto, and this is the closest city to the property.

North of Grosseto you will find Castiglione della Pescaia, with Mediterranean pine forest and many beaches nearby. Many of these beaches are Protected Marine & National Park, and are the ones most recommended in Italy. In the South there is the city of Orbetello with Mount Argentario, which is about 1 hour by boat to get to the island of Giglio.

It will take about 1 hour of driving to reach Civitavecchia, where you can take the ferry to the island of Sardinia.



