



SCANSANO GROSSETO TOSCANA

€990,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

SCANSANO GROSSETO TOSCANA

In the heart of the Tuscan Maremma, just a short distance from the village of Polveraia, we offer for sale a splendid property immersed in nature—ideal for those seeking a charming residence, an agritourism business, or an investment in the agricultural sector. The property consists of: Main farmhouse, a beautiful Tuscan stone residence of approximately 260 sqm, carefully restored to enhance its original charm. On the ground floor, the entrance opens onto a welcoming glass-enclosed porch overlooking the garden, creating a perfect balance between indoor and outdoor spaces.

**Garden,
Studio,
Parking,
Fireplace,
Dépendance 58 mq,
Solar photovoltaic panels**

€990,000



The spacious and bright living room serves as the heart of the house, ideal for convivial moments and relaxation, while the eat-in kitchen is designed for those who love cooking and enjoy a practical home environment. Also on the ground floor, there is a comfortable master bedroom—perfect for those who prefer everything within easy reach—along with a bathroom and a study, ideal as a workspace or reading area. Outside, a large porch adjacent to the farmhouse offers the perfect space for outdoor dining, allowing residents to fully experience the beauty of the Tuscan countryside in every season. Surrounded by greenery and sheltered from the sun, this space is designed for convivial moments immersed in nature, making every outdoor experience even more enchanting. On the first floor, the sleeping area includes four spacious bedrooms, all featuring breathtaking views of the surrounding countryside. Two well-finished bathrooms provide comfort and practicality, while a hallway area, used as a study, offers a private corner for personal or professional activities. The entire home is enriched with terracotta floors and exposed wooden beams, classic elements of Tuscan architecture that create a warm and welcoming atmosphere.



Guesthouse, approximately 58 sqm, also in excellent condition and completely independent. This unit features a spacious living room with an open-plan kitchen, a master bedroom, and a bathroom, making it ideal for guests or staff accommodation. Land, covering approximately 15 hectares, divided into arable land, olive groves, coppice woodland, and pasture. The property is in immaculate condition, featuring key amenities such as: A well for water supply Photovoltaic panels for energy production An independent heating system The location Scansano is renowned for its breathtaking landscapes, tranquility, and high quality of life. The village is famous for Morellino di Scansano, a DOCG wine that attracts wine lovers from all over the world. Just a few kilometers away, you will find Saturnia Thermal Baths, a perfect destination for relaxation and well-being, and the Maremma Natural Park, ideal for hiking and outdoor activities. Its proximity to the coast makes this property an ideal base for those who love the sea as well as for those who wish to live surrounded by nature without giving up essential services. This is a unique opportunity to acquire a slice of Tuscan paradise, complete with modern comforts and great potential, both residential and agricultural.



