



Category: Cottages and farmhouses	Locality: MASSA MARITTIMA	Province: Grosseto
Local area: 255	Land: 2,5ha	Price: 570.000
N° bathrooms: 3	N° bedrooms: 3	

COUNTRY HOUSE FOR SALE WITH SEA VIEW

For sale in the prestigious countryside behind Massa Marittima, we present this charming property consisting of a house of 255mq surrounded by land of 2.5 hectares fully fenced, offering a protected oasis. A gravel road of about 100 metres leads from the tarmac road to the house. The property, in excellent condition, of about 255 square metres is organized on 2 floors, with a lovely large porch to the front. On the ground floor is a large living room, dining room and kitchen, two double bedrooms and two bathrooms with shower. The first floor, which is independent, has a living room with a wood stove, a bedroom and bathroom with shower and w.c. The two levels, currently separated, can eventually be reconnected from the inside. Adjacent to the main building there is a cellar of about 35 sqm. The terrain is gentle hillside, divided between olive groves and vineyards and is completely private. The location is very close to all amenities and the town of Massa Marittima, less than 15 minutes by car. A magical, charming, typical Tuscan property. Distances: 25 minutes from the sea, the art cities of Pisa 1 hour, Florence 1 1/2 hrs, Siena 1 hour. The medieval villages of the Maremma, a few minutes drive, as well as ferries to the islands of the Tuscan archipelago. All utilities are



