for sale in Massa Marittima
Prata
€ 695.000
Ref. 1223



170 sq.m. | : 3 | : 2 | : 10

Exclusive panoramic property in the heart of the Tuscan Maremma. A charming retreat nestled between nature, privacy, and contemporary luxury, with spectacular views of the sea and the islands of the Tuscan Archipelago.
Nestled in the picturesque Maremma countryside, in a dominant and privileged position approximately 680 meters above sea level, this splendid property offers a panorama of rare beauty, encompassing the rolling Maremma hills, the Monte Argentario peninsula, and Giglio Island. The sea, just 25 km away, completes this extraordinarily charming setting.
Recently renovated with meticulous attention to detail, the residence represents a refined balance between authentic Tuscan architecture and contemporary living comfort. The façades retain the original character of the area's rural homes, while the interiors stand out for their modern, elegant, and functional design.
The large, south-facing windows, featuring highly insulated double-glazed windows, enhance natural light and continuously frame the landscape. Underfloor heating, individually adjustable in each room, ensures optimal comfort in all seasons.
The main residenceThe property is currently divided into two independent residential units, both with separate entrances, an ideal solution both for hosting guests in complete privacy and for possible hospitality purposes, subject to verification of the necessary permits.
The entrance to the main residence is graced by a large glass door, which immediately introduces you to the spectacular

panoramic view.
The heart of the home is a spacious and welcoming living room with a fireplace, characterized by bright spaces and a refined, convivial atmosphere. From here, you can access a magnificent panoramic terrace, a privileged space for relaxing, hosting al fresco dinners, and being captivated by the colors of the Tuscan countryside.
The living room communicates with a modern kitchen with dining area, perfectly integrated into the distribution of the rooms.
A dramatic spiral staircase leads to the ensuite bedroom, which features French windows that open directly onto the terrace and garden on the upper level.
The independent guest apartmentThe second housing unit has a separate entrance and includes a living/sleeping area, kitchen, bathroom and a charming gallery with additional space dedicated to sleeping.
A perfect solution to guarantee guests independence and privacy, or to enhance the property through multifunctional use.
Outside, a further large, partially covered terrace offers the ideal space to fully experience contact with nature.
On the lower level of the main residence there is also a cellar, a laundry area, a changing room with shower and toilet and a characteristic porch.
Upon request, it is also possible to purchase the furnishings and equipment present on the property.
Panoramic swimming pool and wellness areas One of the most exclusive features of the property is the splendid heated infinity pool, measuring 9 x 4 meters, designed to blend harmoniously into the surrounding landscape.
Equipped with hydromassage jets, scenic lighting, a heat pump, and an automated cover, it offers moments of true relaxation year-round. An outdoor solar shower completes the wellness area.
The utility room is conveniently located underneath the pool.
A private park surrounded by natureThe property is surrounded by a magnificent natural setting, with a fenced garden of approximately one hectare, cared for down to the last detail and characterised by suggestive landscape views.
A pleasant circular path winds through the greenery and leads to a charming lake, creating an atmosphere of absolute tranquility and harmony with nature.
The total land extends for approximately 5 hectares and is home to numerous chestnut trees and centuries-old oaks, offering privacy, confidentiality and a highly valuable environmental context.
The water supply is guaranteed by three sources: the municipal water network, a cistern for collecting rainwater, and a natural spring within the property.
A strategic location between the sea, villages, and nature. The residence enjoys an ideal location for discovering the beauty of southern Tuscany, including medieval villages, beaches, nature trails, and excellent food and wine.
In the immediate vicinity there are golf courses, tennis courts, riding stables and numerous cycling routes, which make this property particularly interesting for sports and outdoor enthusiasts.
Main distances
Town center with all services: 2.4 km, Massa Marittima: 10 km, Follonica and beaches: 30 km, Siena: 53 km, Florence: 115 km, Pisa: 136 km, Rome: 240 km, Airports
Florence: 122 km Pisa: 139 km Rome: 220 km An exclusive residence, an authentic living experience This property represents a rare opportunity for those seeking a private residence immersed in the beauty of the Tuscan countryside, without sacrificing modern comforts and proximity to the sea.
An ideal home as a prestigious second home, primary residence or investment in the charming property segment, where privacy, nature and extraordinary views blend together in a truly exclusive living experience.

Certification

: F

Features

Codice: 1223	Motivazione: Sale
Indirizzo: cerro balestro	CAP: 58024
Comune: Massa Marittima	Zona: Prata
Totale_mq: 170 sq.m.	camere: 2
bagni: 3	Locali: 10

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
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