

Ref. 1500 – **VILLA SULLA SCOGLIERA**

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PIEDS-DANS-L'EAU VILLA WITH GARDEN FOR SALE IN PORTO SANTO STEFANO, ARGENTARIO

Porto Santo Stefano – Grosseto – Tuscany



Interiors
800 m²

Bedrooms
10

Bathrooms
12

Garden
5,000 m²

Located on a cliffside and enriched by a private sea access, this prestigious villa in Porto Santo Stefano is perfect both as a private residence and as a property to start an accommodation business. With a surface of 800 m², ten bedrooms (all with en-suite bathrooms) and a 5,000 m² terraced garden the building is easily used as a B&B or a luxury boutique hotel in one of the most beautiful corners of Tuscany.

SUMMARY OF THE PROPERTY

REFERENCE #: 1500 – VILLA SULLA SCOGLIERA

TYPE: villa with private sea access

CONDITIONS: excellent

LOCATION: seaside

ACCESS: excellent

INTERIORS: 800 square meters (8,608 square feet)

TOTAL ROOMS: 15

BEDROOMS: 10

BATHROOMS: 12

ANNEXES: no

MAIN FEATURES: parking lot, sea view, garden with trees, terraces over the sea, private access to the seaside, terracotta floors, wooden staircase, private apartment, panoramic view, private sea access

TOTAL LAND: 5,000 square meters (1.2 acres)

GARDEN: yes, well-maintained with terraces

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: municipal network

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (700m; 2'), Porto Ercole (7 km; 15'), Orbetello (10 km; 15'), Albinia (15 km; 20'), Talamone (25 km; 30'), Capalbio (35 km; 35'), Magliano in Toscana (40 km; 40'), Grosseto (45 km; 50'), Manciano (55 km; 1h), Saturnia (65 km; 1h 15'), Pitigliano (70 km; 1h 15'), Scansano (60 km; 1h), Tarquinia (75 km; 1h 15'), Viterbo (115 km; 1h 40'), Siena (125 km; 1h 45'), Montalcino (110 km; 1h 40'), Pienza (135 km; 2h), Montepulciano (145 km; 2h), Rome (155 km; 2h), Arezzo (180 km; 2h 30'), Florence (200 km; 2h 40'), San Gimignano (185 km; 2h 35'), Perugia (190 km; 2h 40'), Pisa (220 km; 2h 45'), Lucca (230 km; 3h), Bologna (300 km; 3h 30')

CLOSEST AIRPORTS

Rome Fiumicino (155 km; 1h 55'), Rome Ciampino (165 km; 2h), Pisa G. Galilei (220 km; 2h 45'), Florence A. Vespucci (205 km; 2h 40'), Perugia San Francesco (200 km; 2h 45'), Bologna G. Marconi (300 km; 3h 30')

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In a privileged position and easily reached through the municipal road network, this wonderful villa on the Monte Argentario allows to enjoy the Tuscan seaside. And if that's not enough, it is always possible to reach several other locations, both in **Tuscany** and outside.

DESCRIPTION OF THE BUILDING

The **villa**, big in size (800 m² – 8,608 ft²), is laid out onto three levels. On the ground floor and the first floor we find the main residence featuring eight bedrooms with en-suite bathrooms, kitchen, dining room and terrace. On the upper floor, carved in stone, there is a private 150 m² (1,614 m²) apartment where we find two more bedrooms with en-suite bathroom, kitchen, walk-in closet and terrace.

The villa is in excellent structural and aesthetic conditions, after some small restoration works carried out in recent years. On the outside the house exhibits a combination of stone and plaster while terraces are covered in terracotta. On the inside, the house is spacious, quality exalted by the numerous windows allowing a great deal of light to enter the building and the white paint of the walls. Some of the rooms are embellished with wall decorations.

EXTERIOR

The property is perched on a cliffside, right above the sea. The car access leads to an apron capable of hosting up to ten cars.

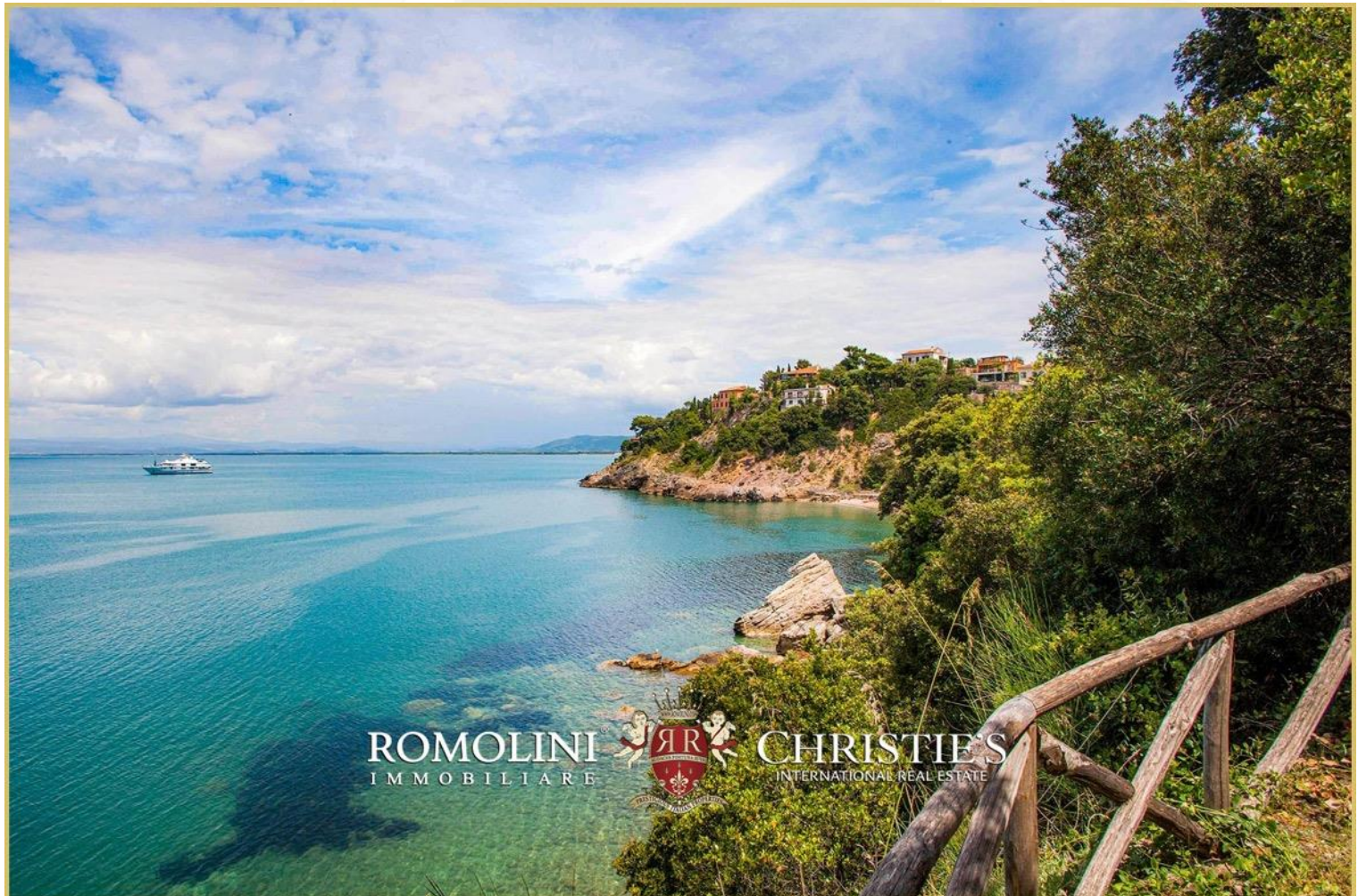
The villa is surrounded by **5,000 m² of garden**, organized into terraces descending towards the sea. The garden is crossed by small paths covered in hand-carved stone leading to the exclusive beach underneath.

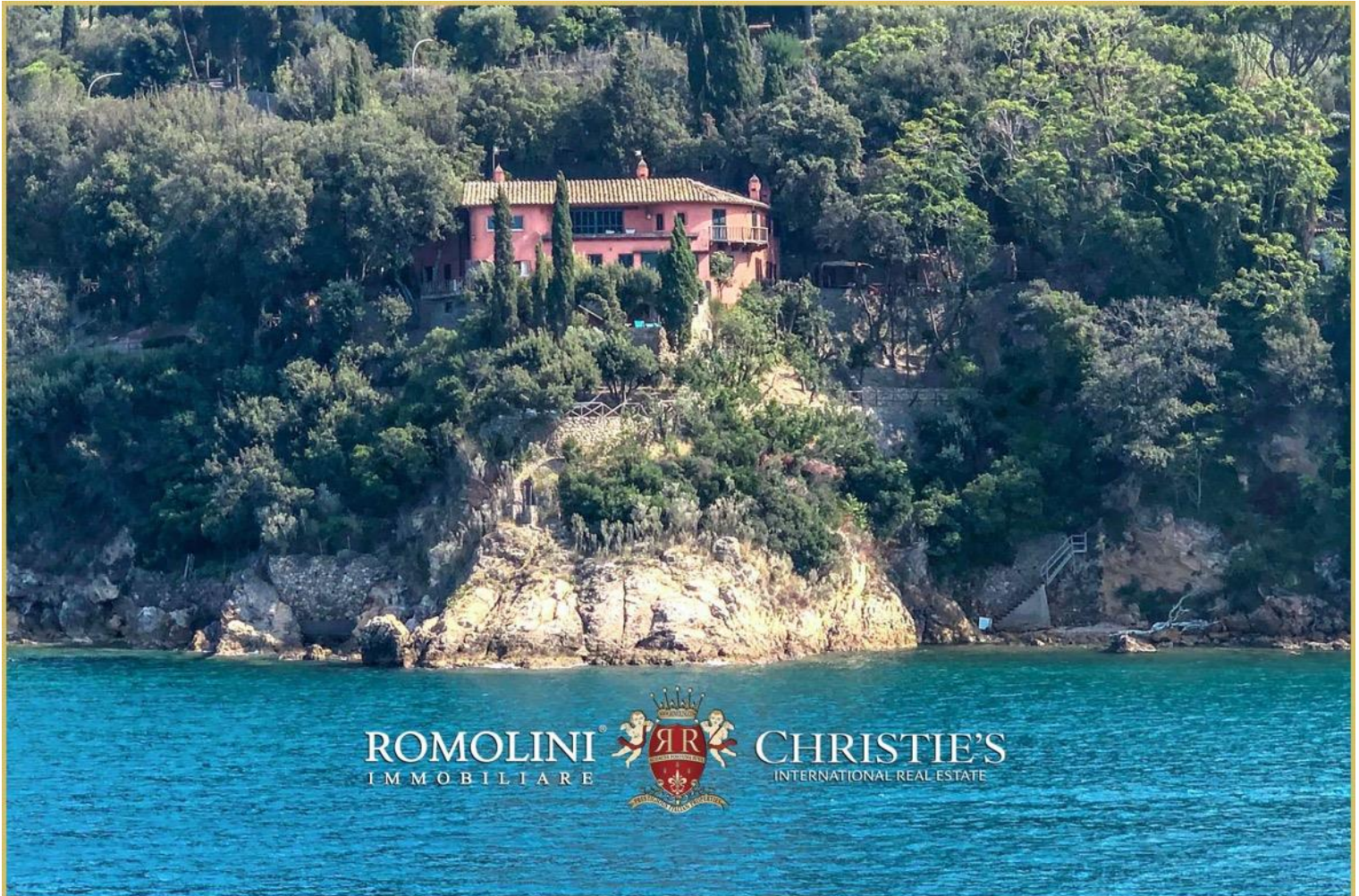
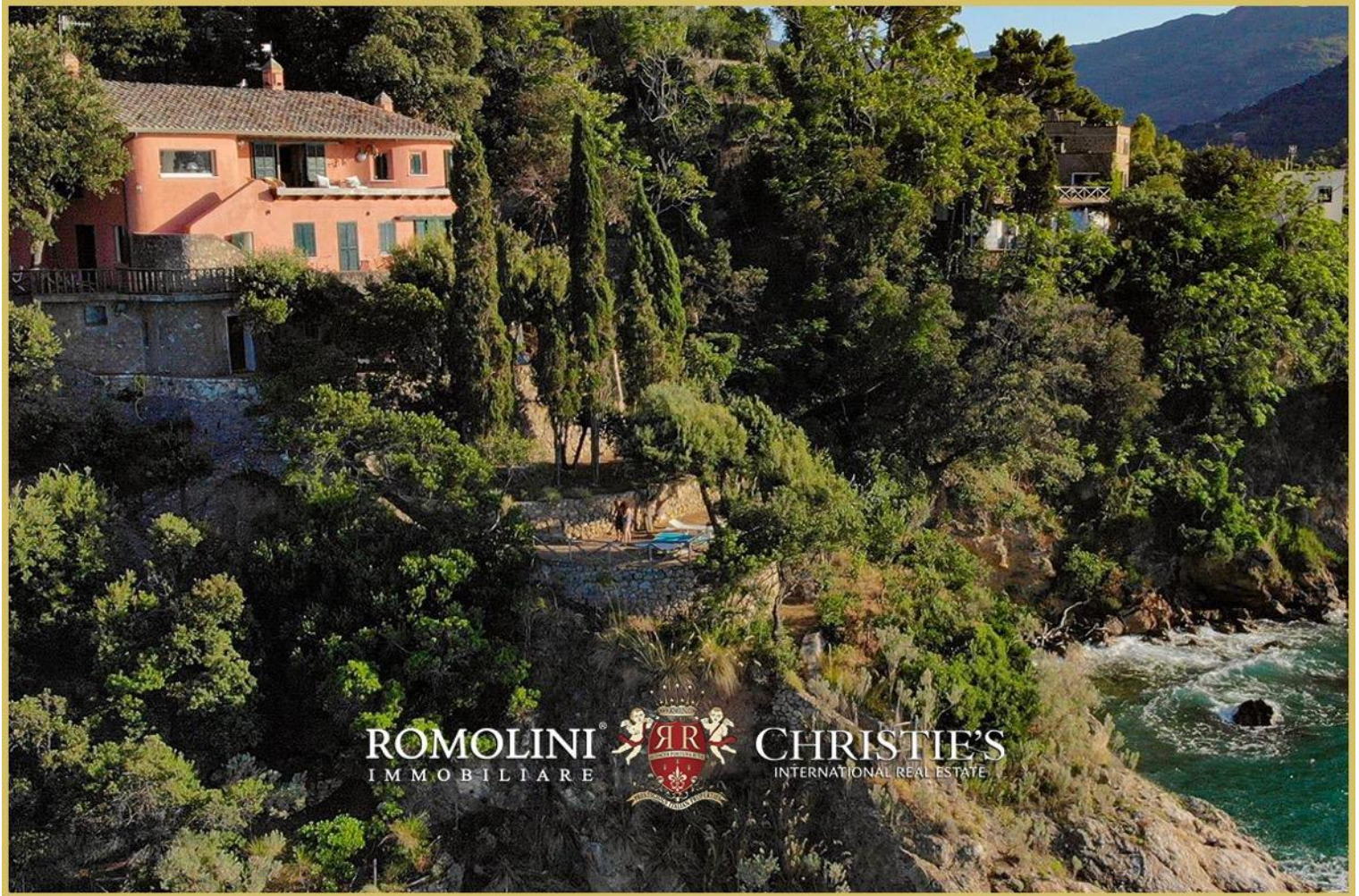
On the lower terrace, ca. 20 m above the sea level and with a breath-taking view over the beautiful sea, it is possible to build a panoramic pool.

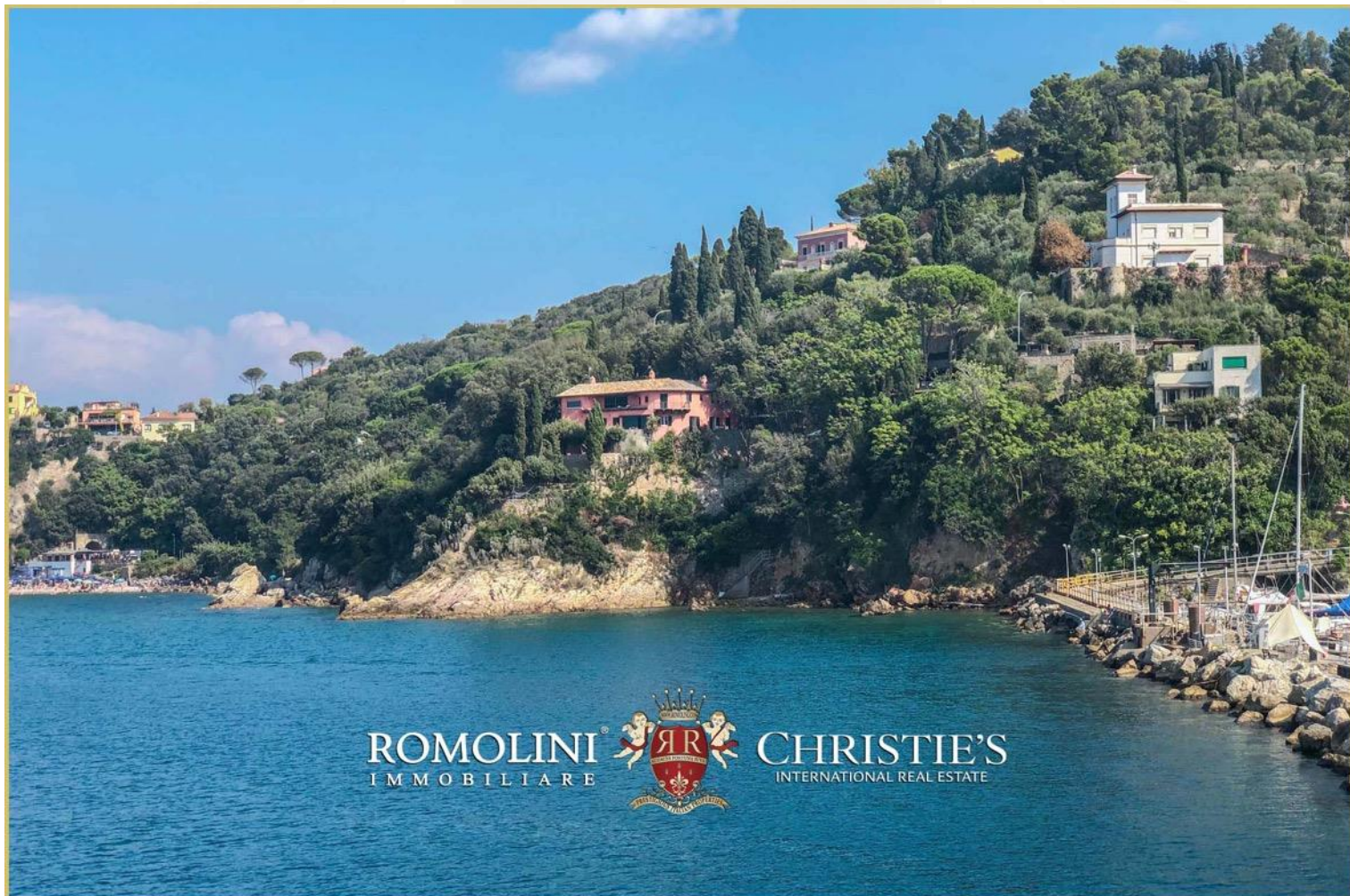
USE AND POTENTIAL USES

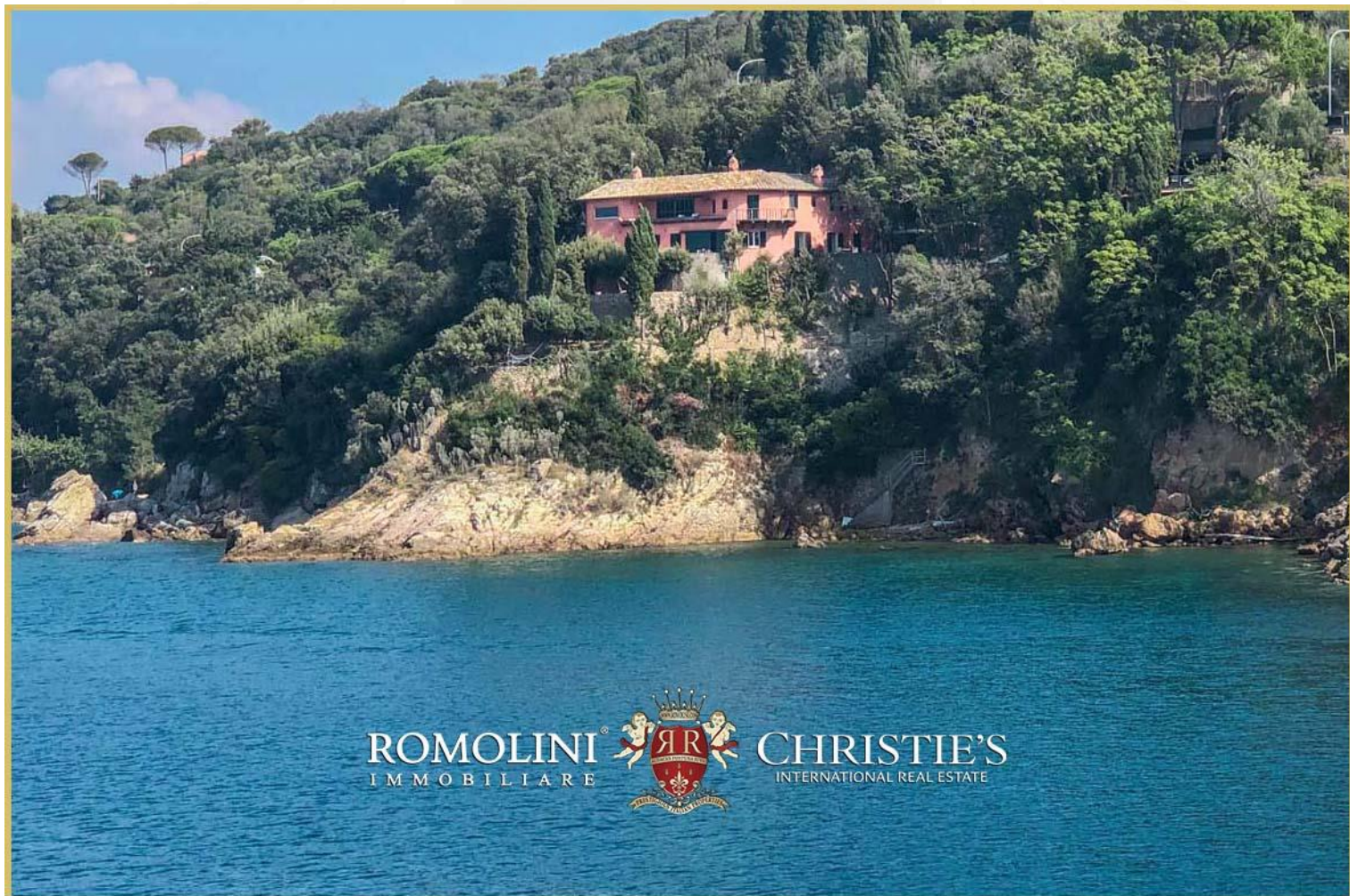
The villa is perfect as a private residence but its exceptional position, the ample size and the presence of a private beach are suitable to start a hosting activity, in the form of B&B or a luxury boutique hotel.

In this second case, the presence of an independent apartment on the upper floor would allow the owners to live in the building with a high level of privacy despite the presence of the boutique hotel.

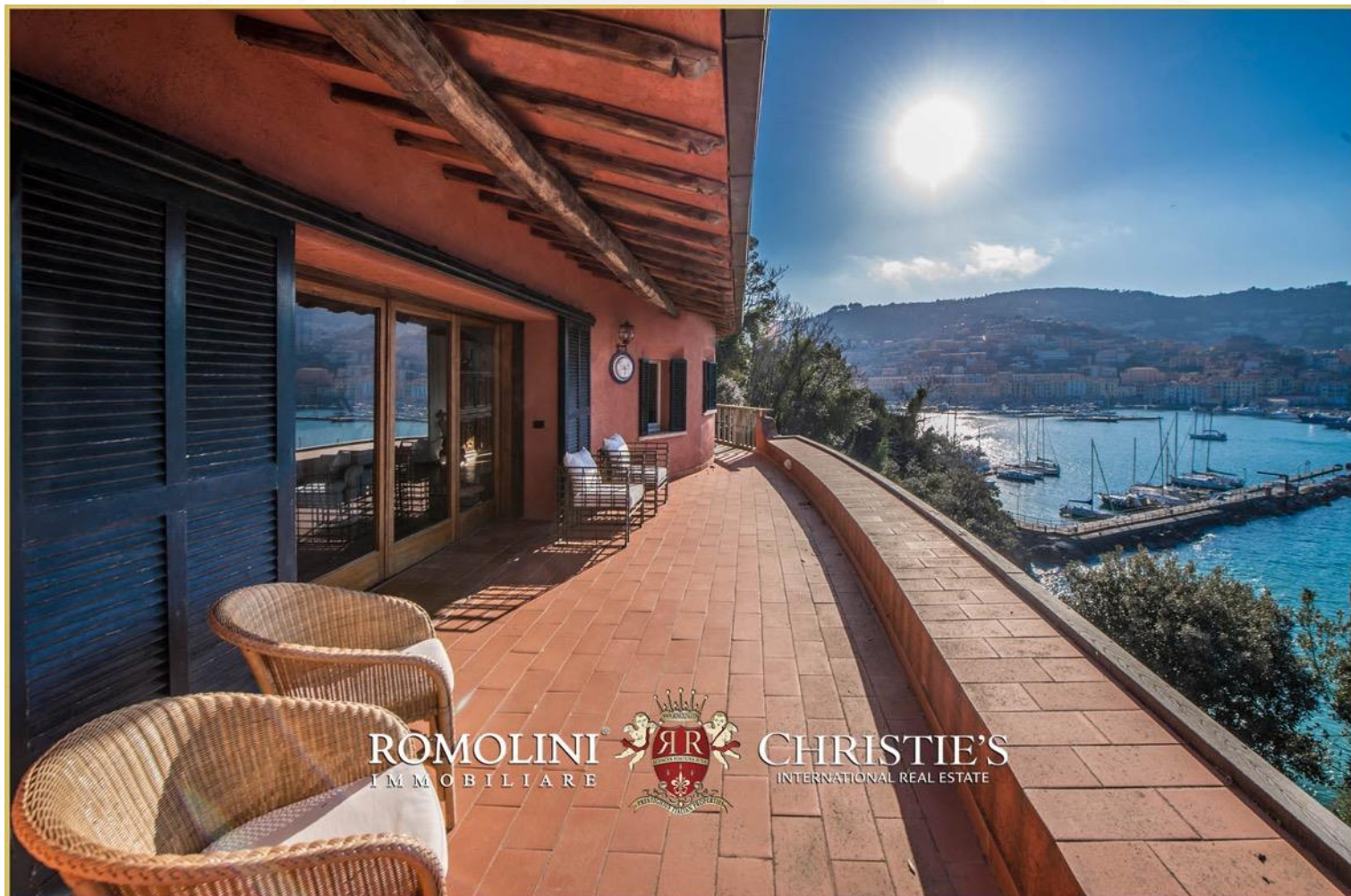




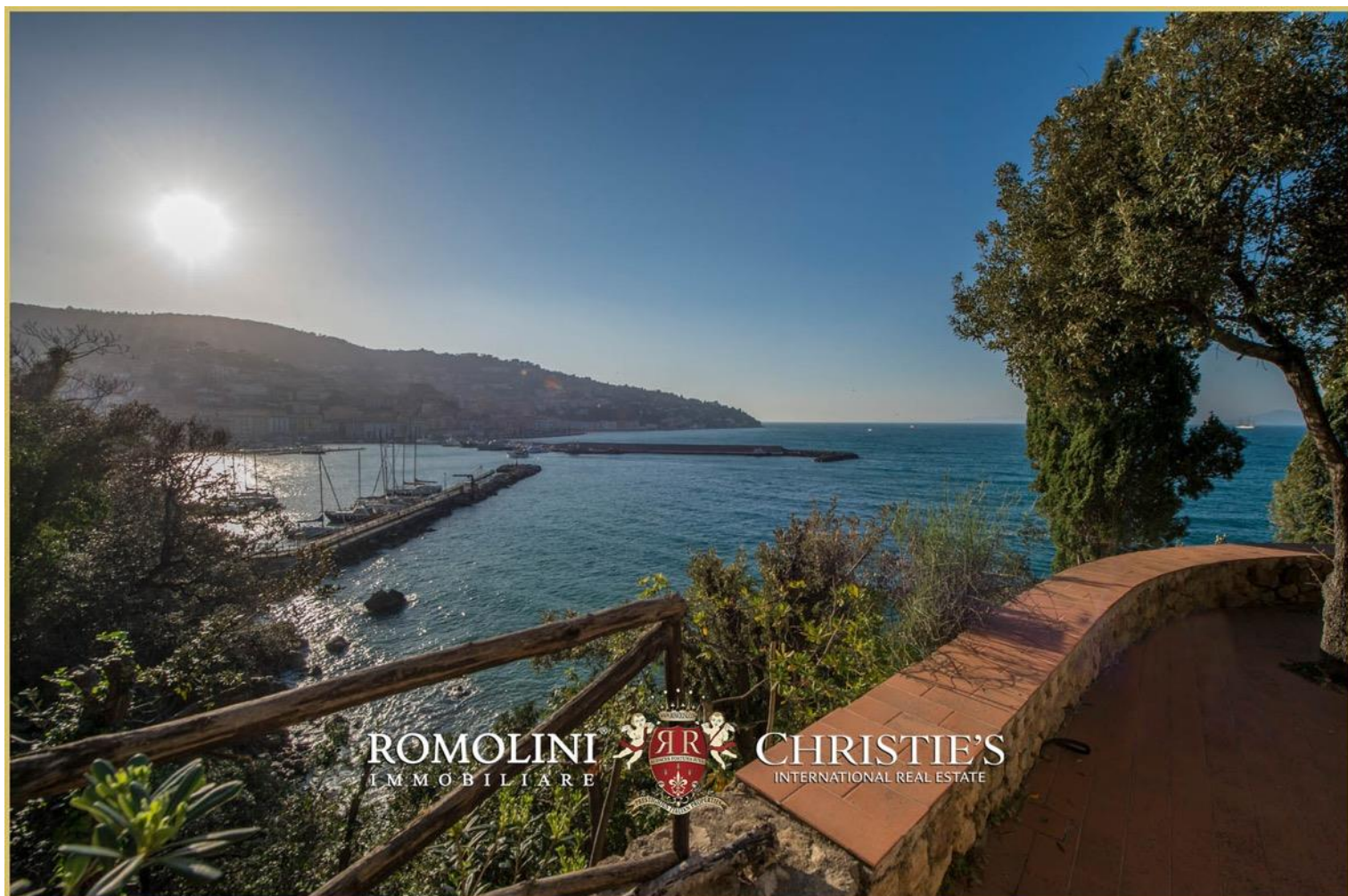










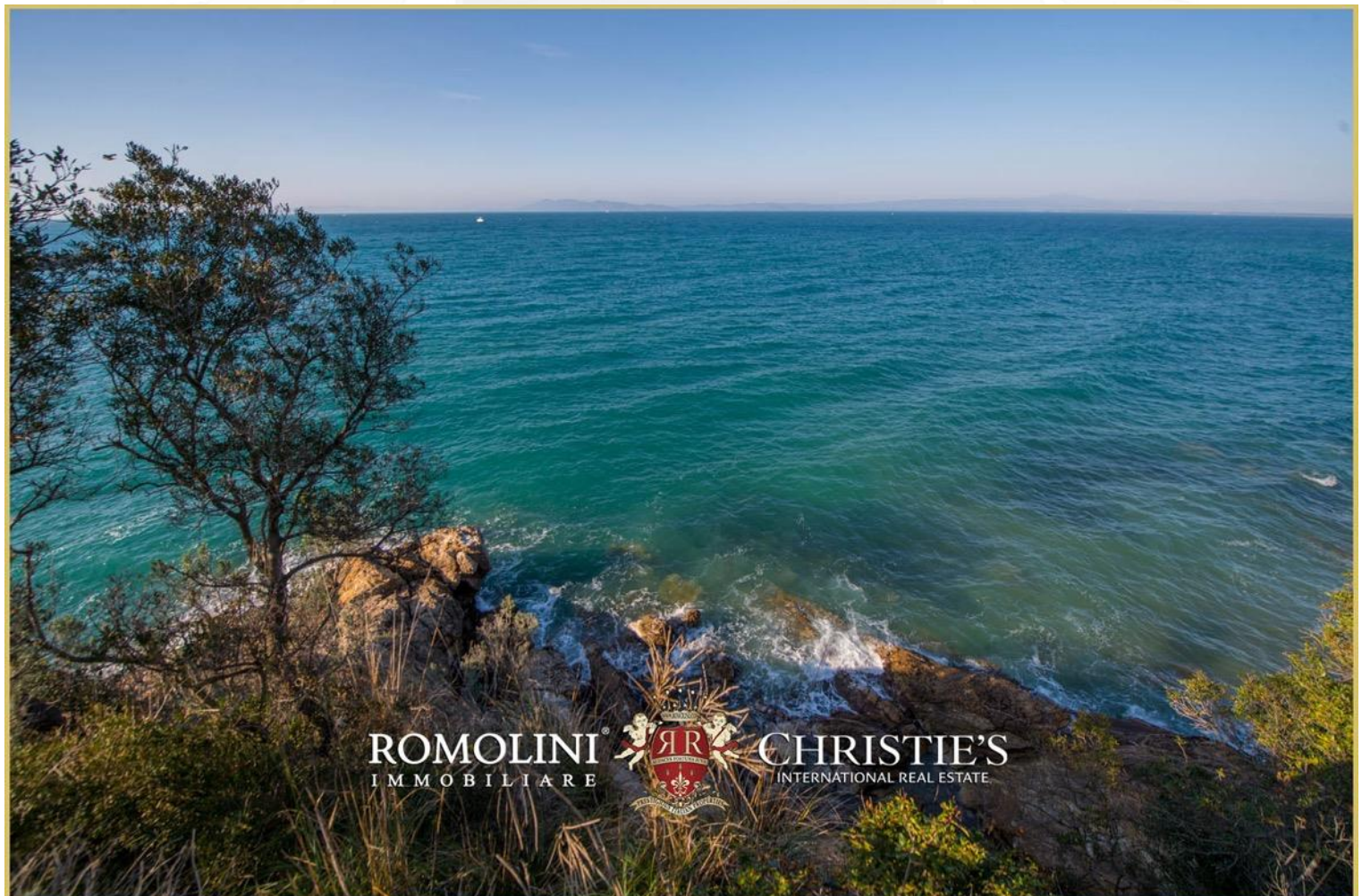




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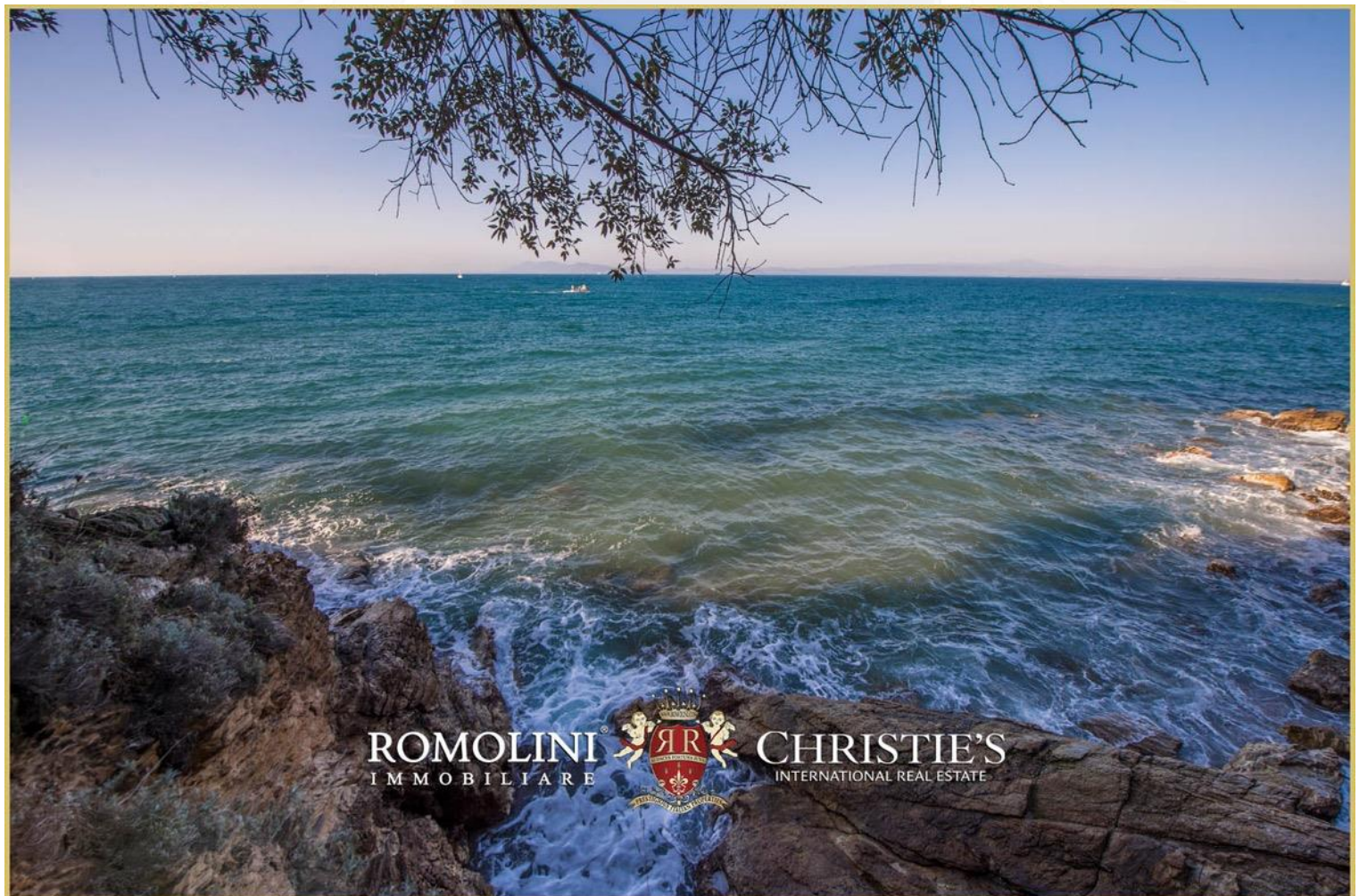
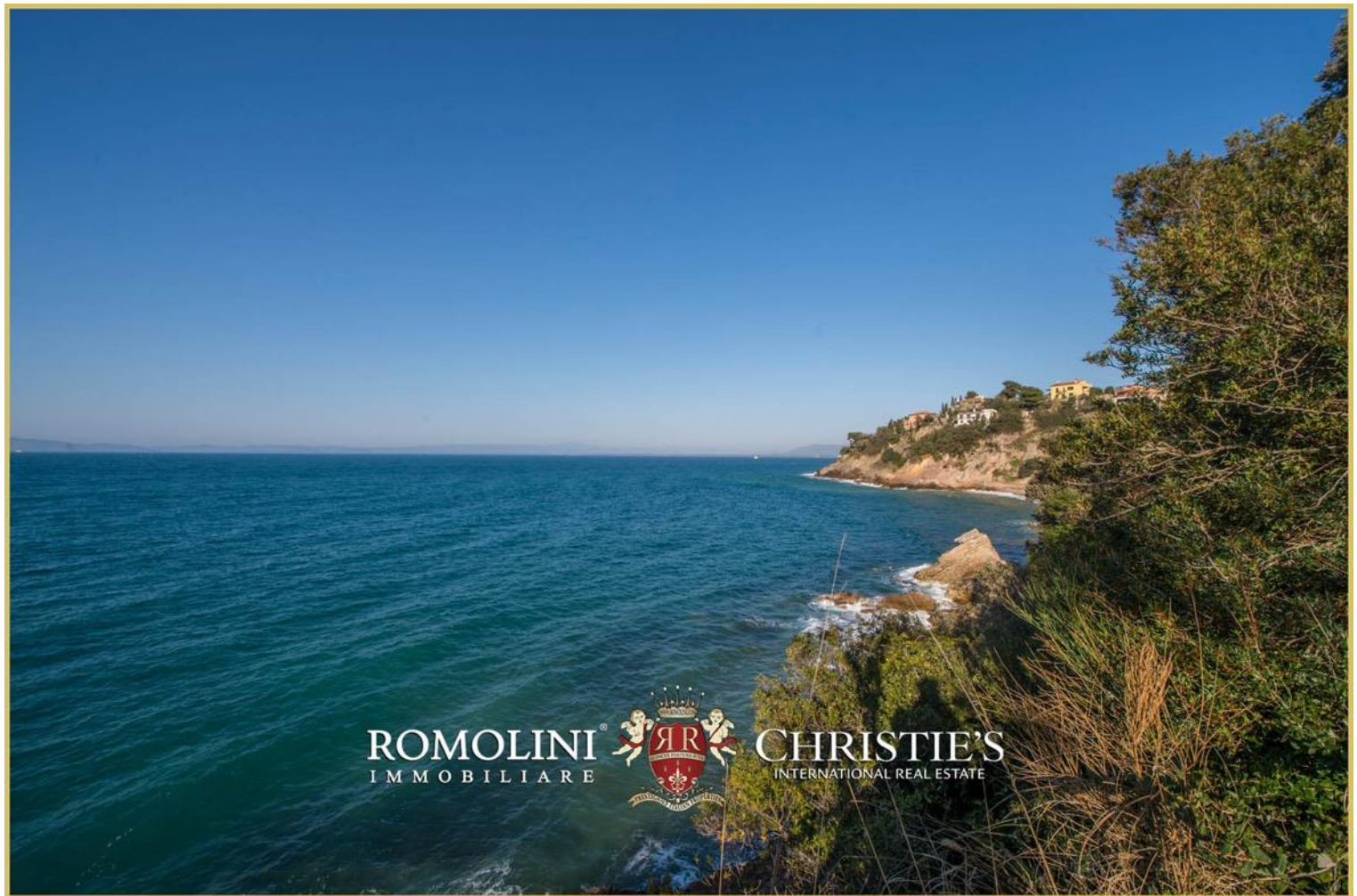
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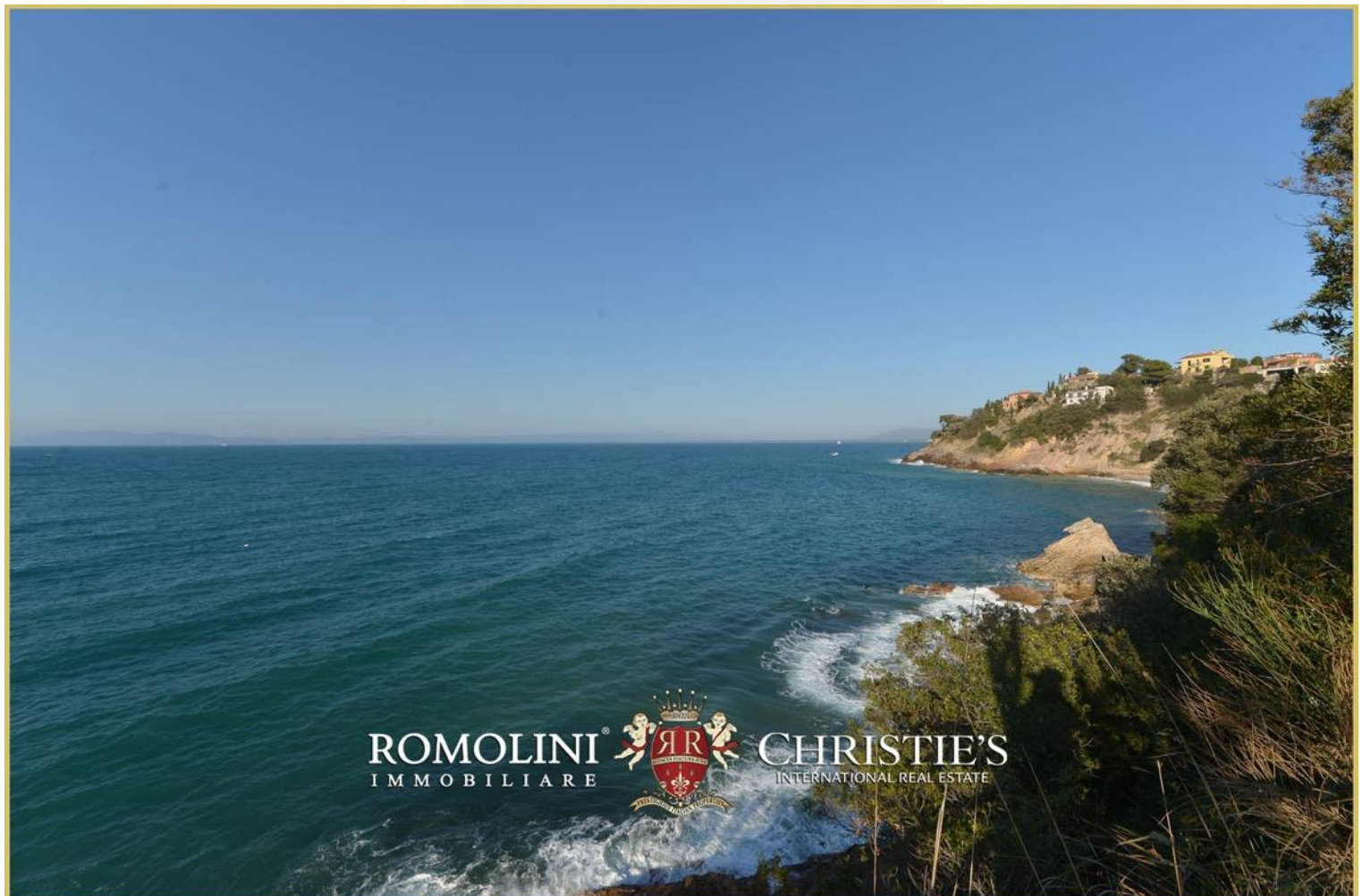


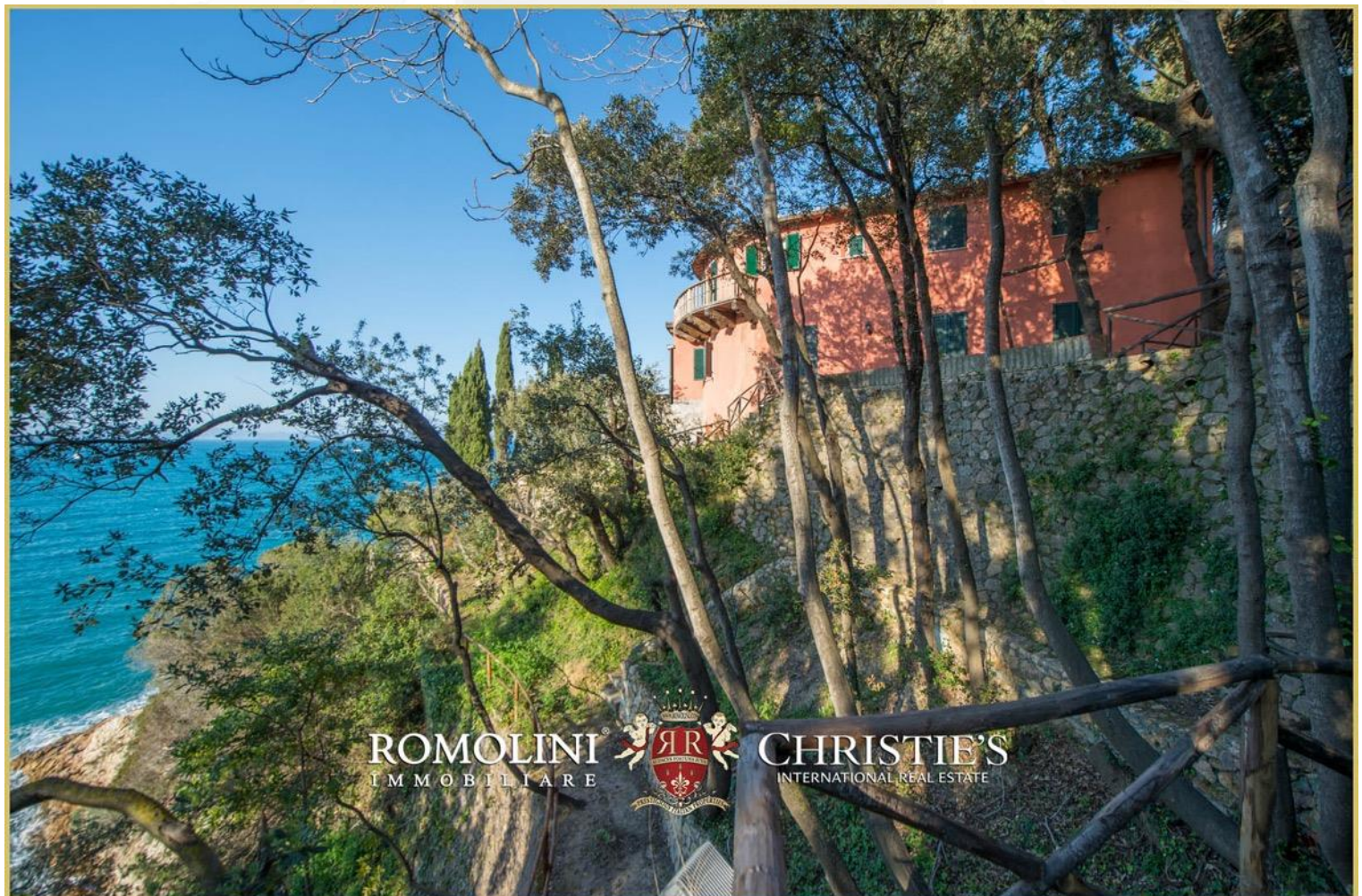
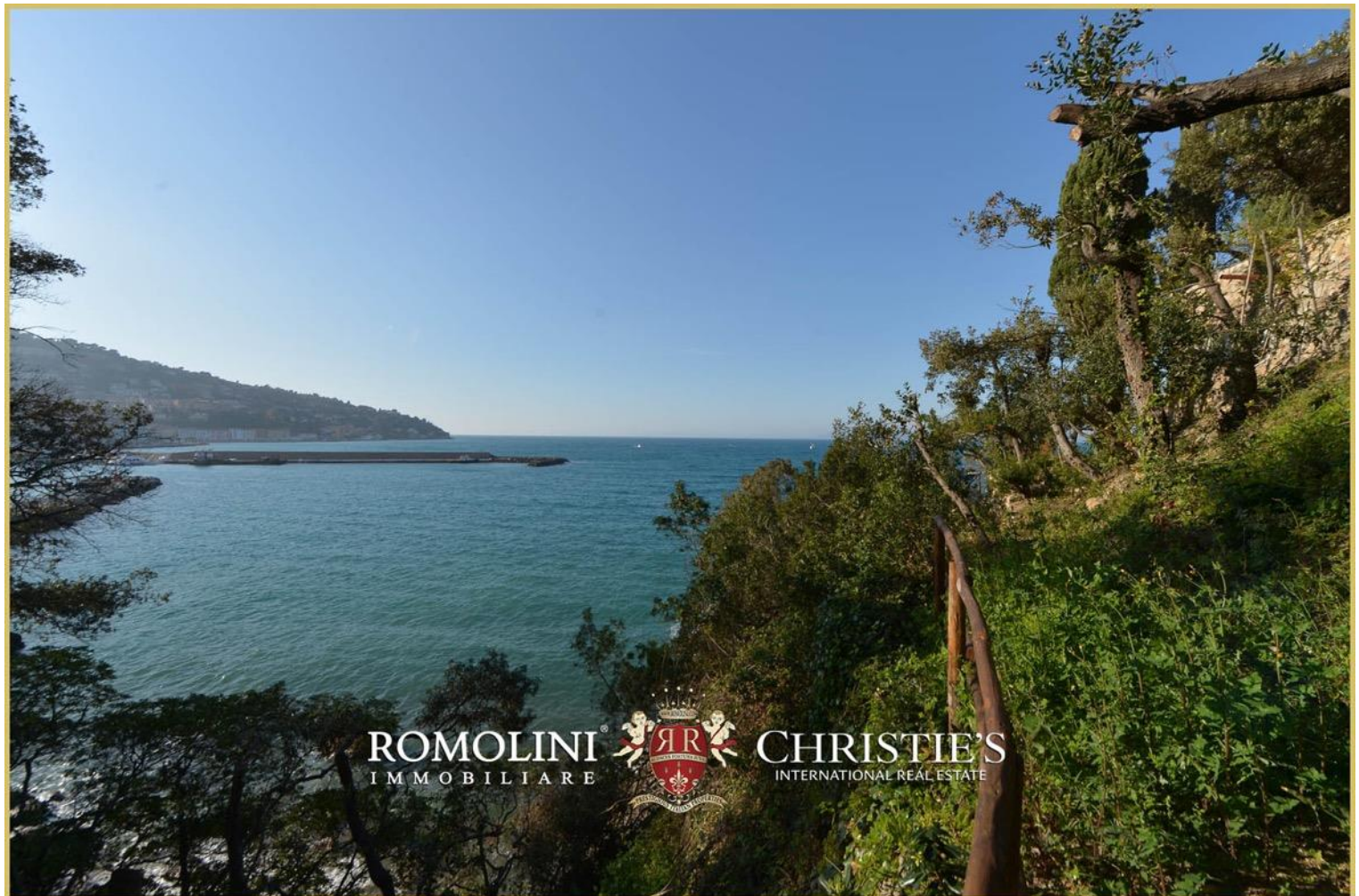
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