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Ref. 2153 – **VILLA PANORAMICA**

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## **SEA VIEW VILLA WITH GARDEN FOR SALE IN PORTO SANTO STEFANO, ARGENTARIO**

**Porto Santo Stefano – Grosseto – Tuscany**

[www.romolini.co.uk/en/2153](http://www.romolini.co.uk/en/2153)



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**Interiors**  
400 sqm

**Bedrooms**  
3 (up to 4)

**Bathrooms**  
5

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**Land**  
158,5 ha

Just outside Porto Santo Stefano, in a panoramic position overlooking the sea of Argentario, luxury villa with garden. The building (400 sqm) has been entirely restored and boasts luxury finishes with a total of 4 bedrooms and 4 bathrooms. The garden and the outdoor terraces (roughly 2,500 sqm) are fully fenced and feature a convenient BBQ area with sea view. A 44-sqm garage completes the property.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2153 – VILLA PANORAMICA

**TYPE:** sea view villa

**CONDITIONS:** restored

**LOCATION:** waterfront

**MUNICIPALITY:** Porto Santo Stefano

**PROVINCE:** Grosseto

**REGION:** Tuscany

**INTERIORS:** 400 square meters (4,304 square feet)

**TOTAL ROOMS:** 13

**BEDROOMS:** 3 (up to 4)

**BATHROOMS:** 5

**MAIN FEATURES:** exposed stone walls, parquet floors, huge skylights, sea view windows, vaulted ceilings, 18<sup>th</sup>-century marble fireplace, paved terrace with BBQ, terraced garden, garage

**LAND:** 2,500 square meters (0.6 acres)

**GARDEN:** yes, well maintained

**ANNEXES:** no

**ACCESS:** excellent

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** gasoil

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Center of Porto Santo Stefano (700 m; 2'), Porto Ercole (12km; 15'), Orbetello (12km; 20'), Talamone (28km; 35'), Grosseto (48km; 45'), Terme di Saturnia (60km; 1h), Punta Ala (88km; 1h 25'), Montalcino (102km; 1h 25'), Siena (121km; 1h 35'), Florence (189km; 2h 25')

## CLOSEST AIRPORTS

Grosseto Baccarini (56km; 50'), Firenze Peretola (202km; 2h 25'), Perugia San Francesco (229km; 2h 40'), Roma Fiumicino (149km; 1h 45'), Roma Ciampino (166km; 2h 10'), Pisa Galilei (202km; 2h 10'), Bologna Marconi (283km; 3h 20')



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## VILLA PANORAMICA

Just outside **Porto Santo Stefano**, in a panoramic position overlooking the sea of **Argentario**, **luxury villa** with garden. The building (400 sqm) has been entirely restored and boasts luxury finishes with a total of 4 bedrooms and 4 bathrooms. The **garden** and the **outdoor terraces** (roughly 2,500 sqm) are fully fenced and feature a convenient BBQ area with sea view. A 44-sqm **garage** completes the property.

Services are all available in the town of Porto Santo Stefano (700m; 2') and many other centers of the **Tuscan Coast** can be reached in less than an hour and a half.

## DESCRIPTION OF THE BUILDINGS

The **villa** (400 sqm – 4,304 sqft, up to 4 bedrooms and 5 bathrooms) features two separate accesses. The first, located right along the road leaving Porto Santo Stefano, leads into the ample garage of the villa (44 sqm). From here, through a multipurpose room with bathroom, one enters the lower floor of the villa. The first room is the ample living room with an 18<sup>th</sup>-century marble fireplace. From here one then enters the dining room and, by passing through a corridor, a dinette and the kitchen with a stunning vaulted ceiling. All the rooms feature ample windows overlooking the sea and leading directly into the garden.

Right outside the multipurpose room is also the staircase leading to the actual ground floor of the villa, where a second entrance opens onto the terrace. From this room, also fitted with a wardrobe, one can then enter an ample studio with a fireplace and a huge window overlooking the sea. Right next to the studio is a laundry/ironing room, while at the end of the corridor is the first bedroom with en-suite bathroom. These rooms are all brightened by ample windows overlooking the sea on one side and the garden on the other.

Back to the entrance room, the staircase reaches the first floor with the sleeping area. From the landing at the top of the staircase one can enter the master bedroom on the left, equipped with its own private bathroom and a huge walk-in wardrobe (also entered from the landing if desired). On the right is the second bedroom, also fitted with a private bathroom and a smaller walk-in wardrobe. The rooms on the first floor have no actual windows, and are brightened by huge skylights on the ceiling.

Separated from the main house is a spacious cellar with bathroom and independent access from the terraces of the property.

## STATE AND FINISHES

Originally a warden's house for the nearby imposing villa, the house has been reshaped in over twenty years of works to create a private independent house, adapting its internal volumes to its new function. The façades towards the sea are all covered in stone, so that the villa perfectly fits into the environment of Argentario and almost disappears.

## EXTERIORS

The main access to the villa, just beyond the one through the garage, is closed with a metal gate and opens into a travertine-paved terrace where one can park several cars.

The outdoor areas (roughly 2,500 sqm in total) are all marked with terraces that follow the slope and make the land usable. The ampler plain sections are all located around the villa, mainly towards the sea. On the eastern side of the villa is a walled garden with Mediterranean bushes and trees. On the opposite side, the paved terrace accommodates a firewood shelter and a BBQ.

## EXTERIORS PHOTOS





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## INTERIORS PHOTOS



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