

Ref. 2174 – **VILLA DEI TRAMONTI**

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LUXURY VILLA WITH PRIVATE SEA ACCESS FOR SALE IN PORTO SANTO STEFANO, ARGENTARIO

Porto Santo Stefano – Grosseto – Tuscany

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Interiors
523 sqm

Bedrooms
11 (up to 13)

Bathrooms
12 (up to 13)

Garden
2,000 sqm

This stunning waterfront villa is located just outside the town of Porto Santo Stefano, on Mount Argentario. The building (385 sqm) houses 11 bedrooms and 12 bathrooms, split among four independent apartments, and is in excellent shape. Two outbuildings (138 sqm) complete the property that also features 2,000 sqm of lush garden with a unique view over the sea. Two gates open onto as many staircases that go down the cliff to the sea. Excellent investment opportunity if you are looking for a property to exploit in a rental business.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2174 – VILLA DEI TRAMONTI

TYPE: waterfront villa

CONDITIONS: excellent

LOCATION: panoramic, with access to the sea

ACCESS: excellent, paved road

INTERIORS: 523 square meters (5,628 square feet)

TOTAL ROOMS: 27

BEDROOMS: 10 (up to 12)

BATHROOMS: 12 (up to 13)

ANNEXES: warehouse, dependance

MAIN FEATURES: terracotta and parquet flooring, wooden beams, Amiata stone paving, ample windows, possibility of installing an elevator, sea view paved terraces, private sea access, exclusive access to the nearby private beach, ample garden with graveled aprons, warehouse to be converted into a guesthouse, garage, alarm and video-surveillance system, possibility of building a swimming pool

GARDEN: 2,000 square meters (0.5 acres)

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (700m; 2'), Orbetello (9km; 15'), Porto Ercole (11km; 15'), Talamone (26km; 25'), Grosseto (45km; 40'), Saturnia (59km; 1h 5'), Castiglione della Pescaia (65km; 1h), Punta Ala (87km; 1h 25'), Follonica (92km; 1h 5'), Montalcino (100km; 1h 20'), Siena (118km; 1h 30'), Rome (152km; 2h 10'), Florence (193km; 2h 30')

CLOSEST AIRPORTS

Grosseto C. Baccarini (46km; 40'), Roma Fiumicino (142km; 1h 40'), Roma Ciampino (163km; 1h 55'), Firenze A. Vespucci (199km; 2h 20'), Pisa G. Galilei (200km; 2h 5'), Bologna G. Marconi (281km; 3h 20')



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VILLA DEI TRAMONTI

This stunning **waterfront villa** is located just outside the town of **Porto Santo Stefano**, on **Mount Argentario**. The building (385 sqm) houses 11 bedrooms and 12 bathrooms, split among four independent apartments, and is in excellent shape. Two outbuildings (138 sqm) complete the property that also features **2,000 sqm of lush garden** with a unique view over the sea. Two gates open onto as many **staircases** that go down the cliff to the sea.

The villa is currently split into four independent units. The two lower floors (with three apartments in total), in particular, can be accessed directly from outside through the lush and beautiful garden. The second floor, on the contrary, is reached via an internal staircase winding inside the stone-covered tower. This layout, together with the beautiful finishes and the unique and enviable location over the sea of Argentario, makes the villa the ideal investment for a **rental business** thanks to the exceptional privacy of each unit that can rely on its own private outdoor area. At the same time, since all the floors are connected with each other via the above-mentioned staircase, the villa can easily be lived in as a single multi-level **luxury private house**.

Services are all available in **Porto Santo Stefano** (700m; 2') and many of the centers of the Tuscan Coast can be reached in less than an hour (Porto Ercole, Orbetello, Talamone, Castiglione della Pescaia, Punta Ala...). The cities of the Tuscan hinterland are a bit further away but nonetheless no more than two hours and a half away (Siena, Montalcino, Florence...).

DESCRIPTION OF THE BUILDINGS

The **villa** (385 sqm – 4,143 sqft, 11 bedrooms and 12 bathrooms) is an imposing building split into four independent units over three floors:

- **Apartment A** (30 sqm – 323 sqft, ground floor): living room with cooking corner and private porch, bedroom and bathroom;
- **Apartment B** (160 sqm – 1,722 sqft, ground floor): ample living room, guest bathroom, kitchen, laundry and five bedrooms (four of which with en-suite bathroom). The kitchen features a private patio on the rear that allows having *al fresco* dinners in full privacy. On the opposite side, the apartment has a porch facing the courtyard and the garden.
- **Apartment C** (140 sqm – 1,506 sqft, ground floor): ample living room, guest bathroom, kitchen, laundry and four bedrooms with en-suite bathroom (one with tub). All the bedrooms in the apartment enjoy a stunning view over the garden and the sea beyond it. The apartment also features a paved terrace that goes around the building and ensures a breathtaking view that, passing over the garden, encompasses the sea towards the horizon. Interesting detail, the terrace blends organically and harmonically with the garden without interruptions.
- **Apartment D** (55 sqm – 592 sqft, second floor): dining room with kitchen, living room, bedroom, closet and bathroom. From the living room, a huge window opens onto an ample terrace (80 sqm – 861 sqft) that's the ideal place for either sunbathing, relaxing or having *al fresco* dinners in the mild climate of Argentario. A fundamental aspect of this terrace is that it overlooks the sea on all sides, with the possibility of admiring breathtaking dawns and sunsets.

In the past, the owners also thought about installing an elevator inside the villa to connect the two upper floors. This is still possible, of course, and the elevator well would be located where now the storages/laundries on the landings of the main stairwell are.

The property also features a **dependance** (96 sqm – 1,033 sqft) laid over two floors that could be converted into a cozy guesthouse made up of kitchen, living/dining area, two bedrooms and bathroom. Outside, the building features two convenient sea view terraces (one on each floor).



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A short distance from the villa is another **warehouse** (42 sqm – 452 sqft) that is currently used as a laundry, ironing room and closet.

EXTERIORS

The villa is immersed in a **2,000-sqm private garden**, a true green paradise where nature and works of men mix in perfect harmony. Trees typical of the Tuscan coast dot the property and create beautiful shaded areas with tables and chairs, ideal for *al fresco* dinners and/or events with friends. For the paved outdoor areas, the natural choice was the Amiata stone so that the property perfectly integrates into the surrounding environment and, once in the garden, the sensation is that of being inside a typical Tuscan hamlet. In the same fashion, plants and flowers decorating the garden (next to some typical succulent plants) have been chosen among the local ones, in order to preserve the natural equilibrium of the area and allow the trees to grow in their own habitat, taking into account the characteristics of the soil and the winds blowing on the Argentario promontory. In particular, this selection is successful in creating a very fresh and welcoming green area without the need of extensive maintenance and watering.

The property also features several convenient parking areas (both for guests and private use) and each unit features reserved car spots inside the property for maximum convenience.

On the northwestern side of the property, it could also be possible to build a beautiful **Infinity-edge pool** right below the villa, further increasing the prestige of the property and creating another outdoor area where one can relax in full tranquility.

Two gates in the garden open onto two **staircases** carved onto the steep cliffside that descend towards the underlying sea. From the parking lot, on the other hand, another gate leads to the **private beach**, less demanding and more suited for children, located at the base of the promontory and only shared with other owners of villas in the area.

POSSIBILITY OF FURTHER ACQUISITION

If interested, on the other side of the promontory, not far from the renowned Cala Piccola, there are **2.6 hectares (6.4 acres)** of woodland available for sale, located in a very panoramic position and easily reached thanks to the nearby roads. This forest, featuring holm oaks, downy oaks, pines, strawberry trees, mastic and myrtles, is well-kept by the owners with periodic cuts. A small patch of plain land could be used to build a removable shed for a horse that would have enough space for a comfy life.



EXTERIORS PHOTOS



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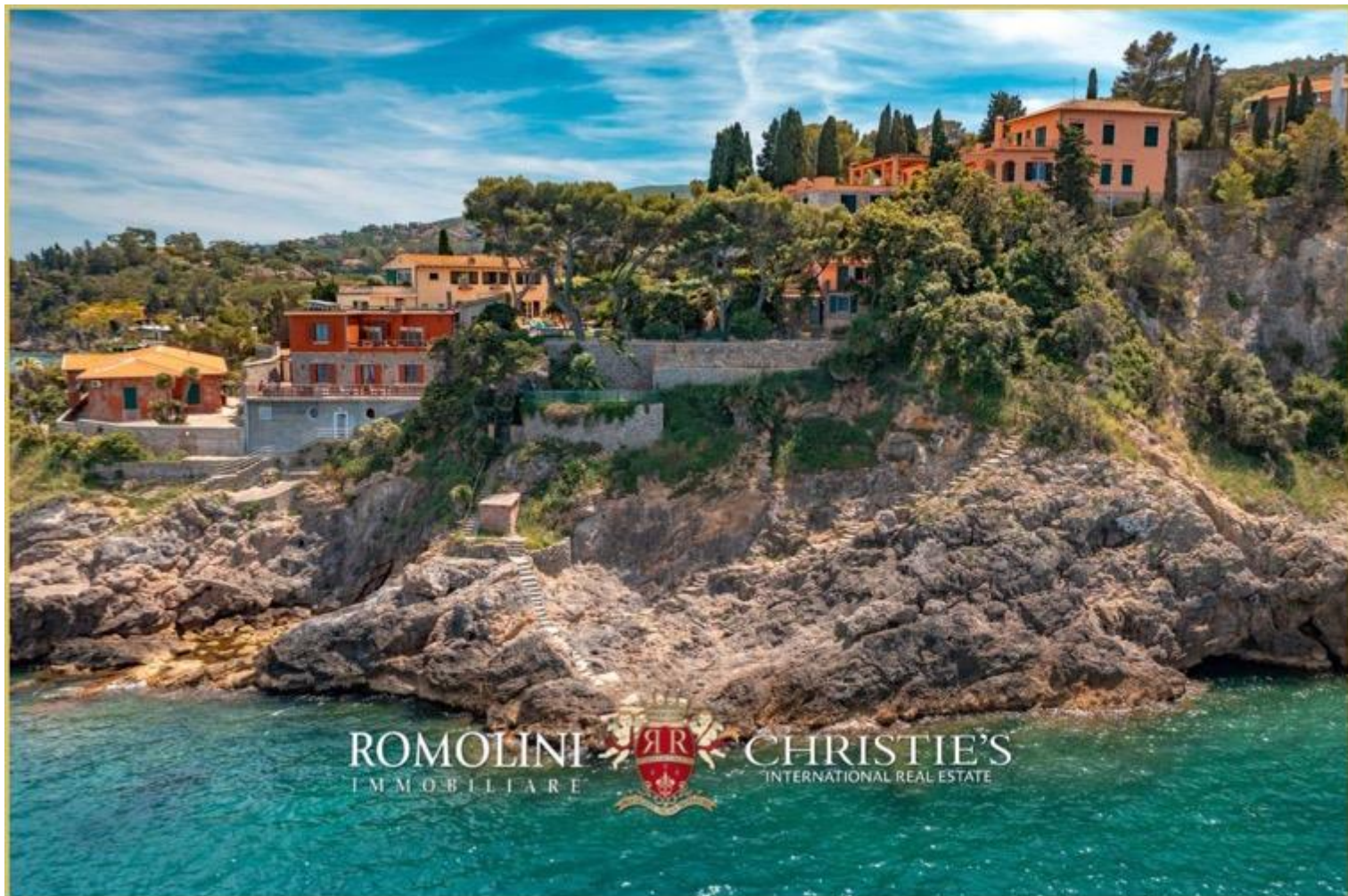
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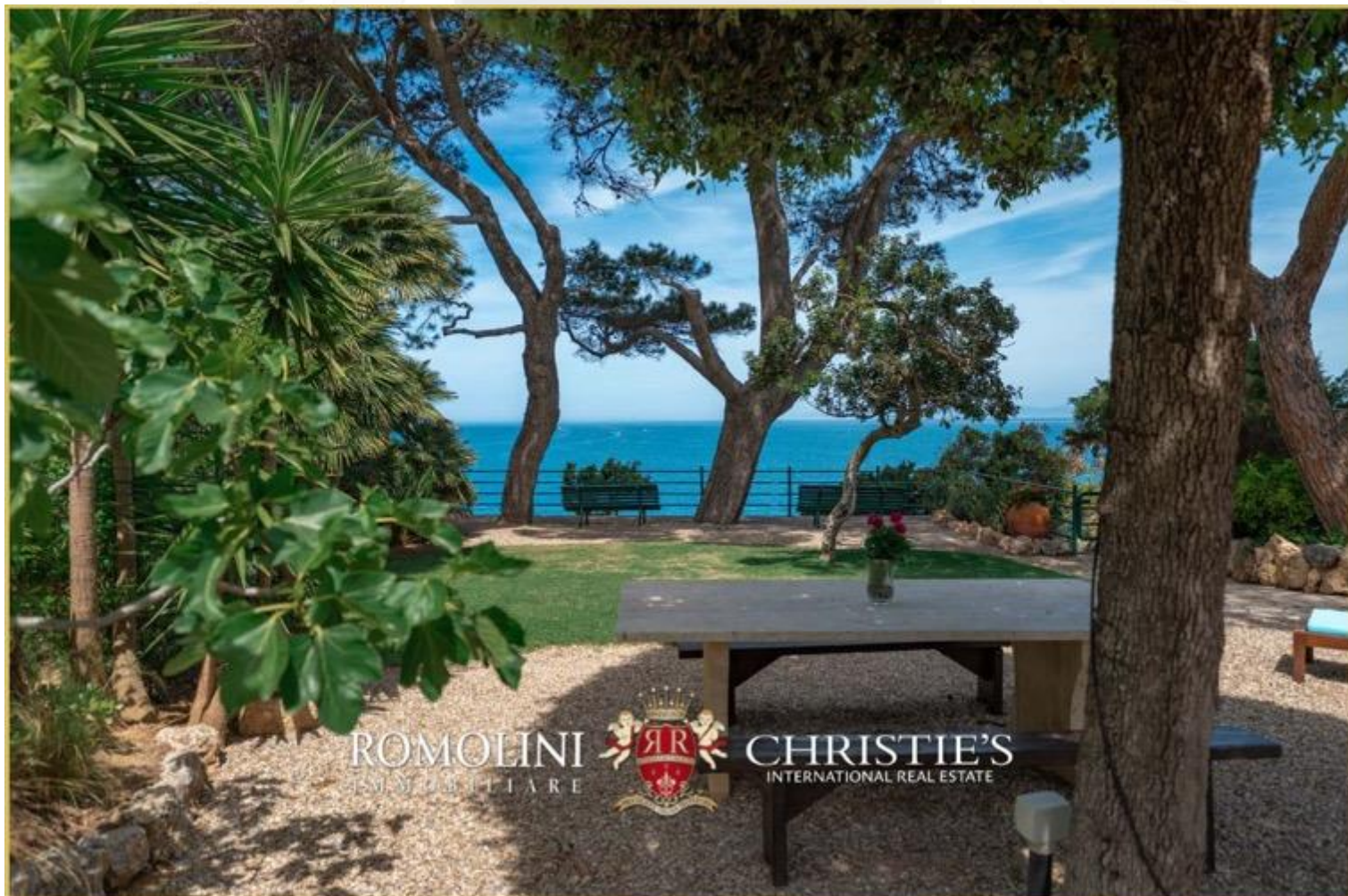


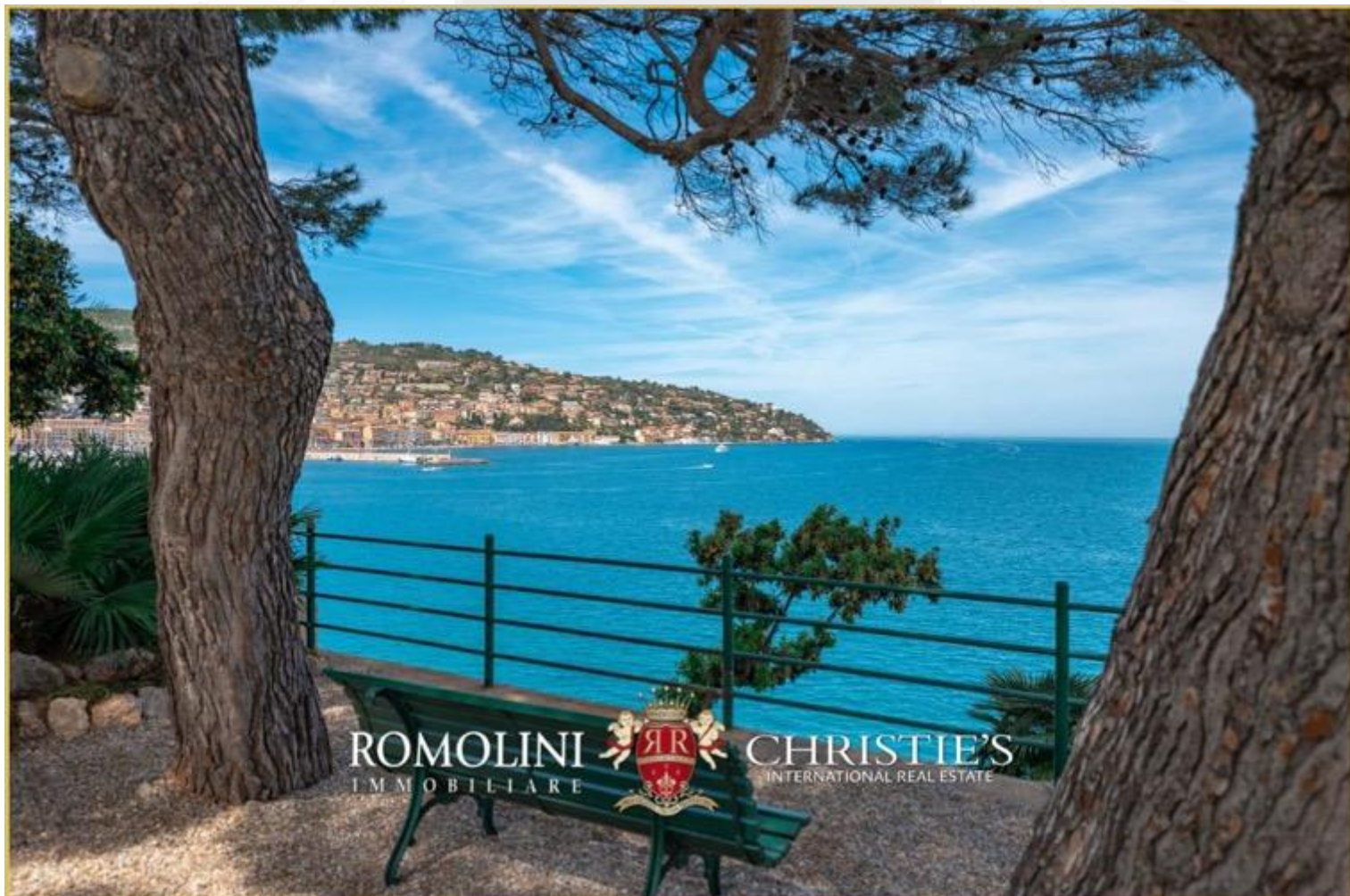
















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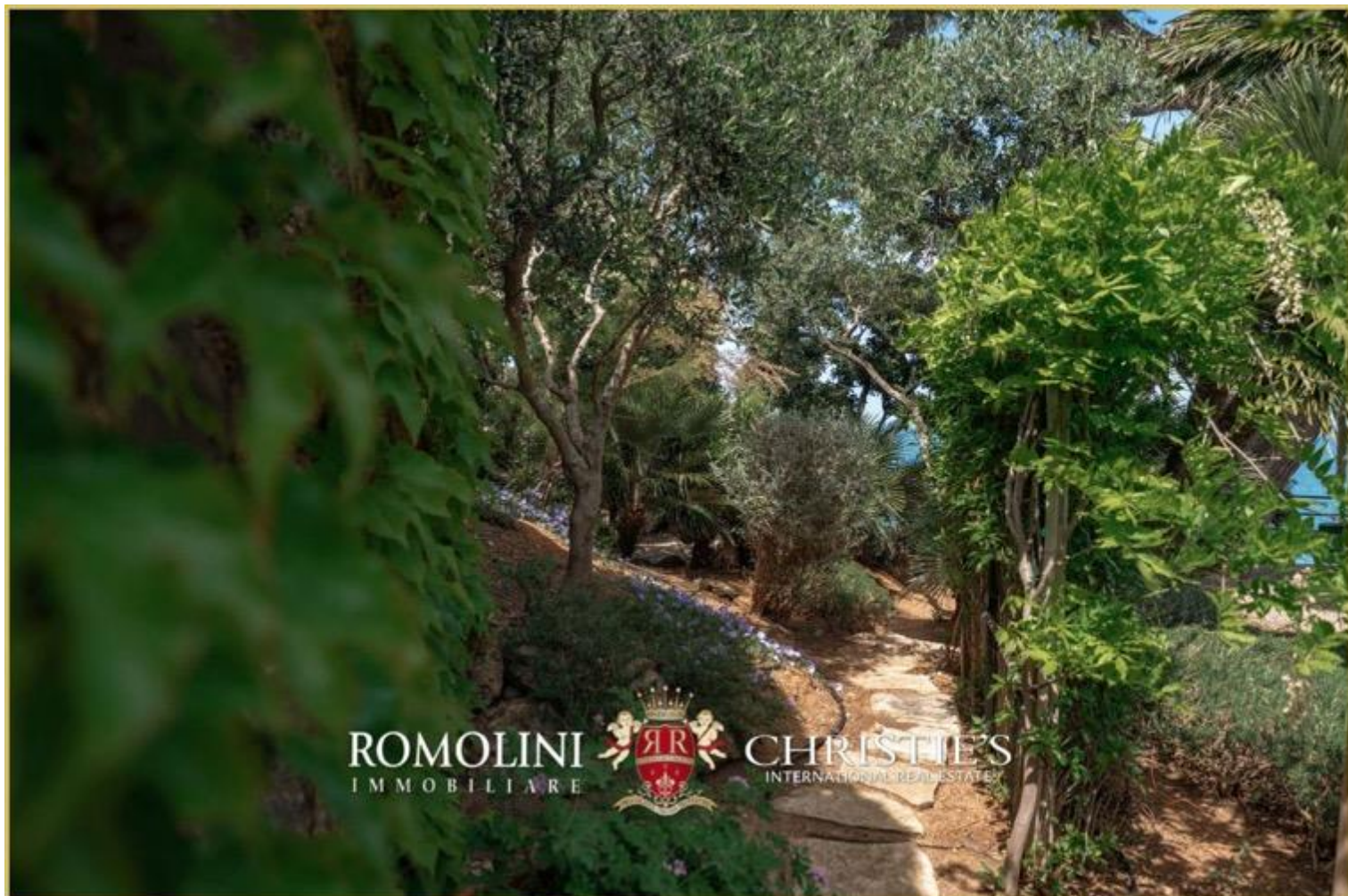
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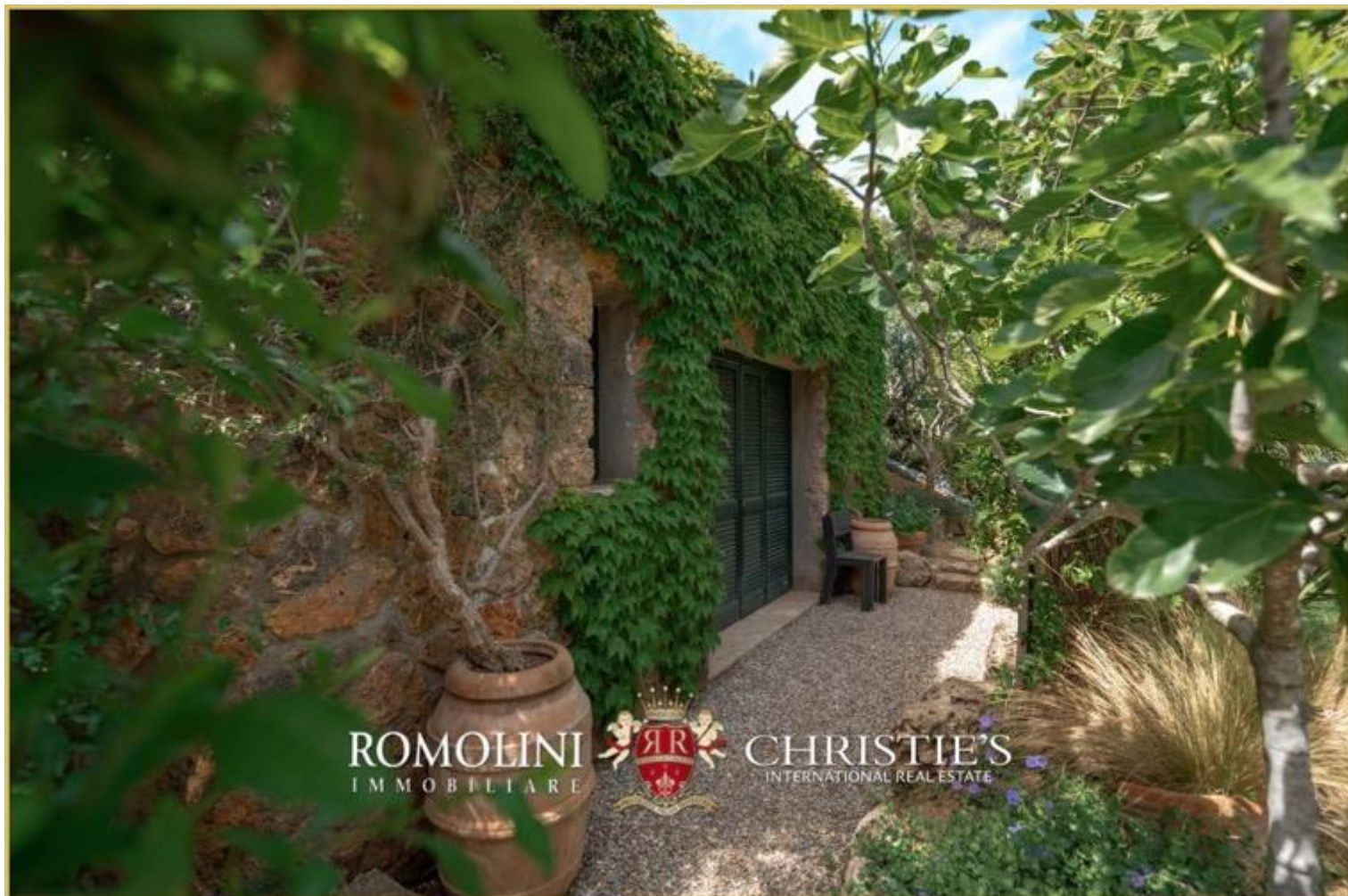
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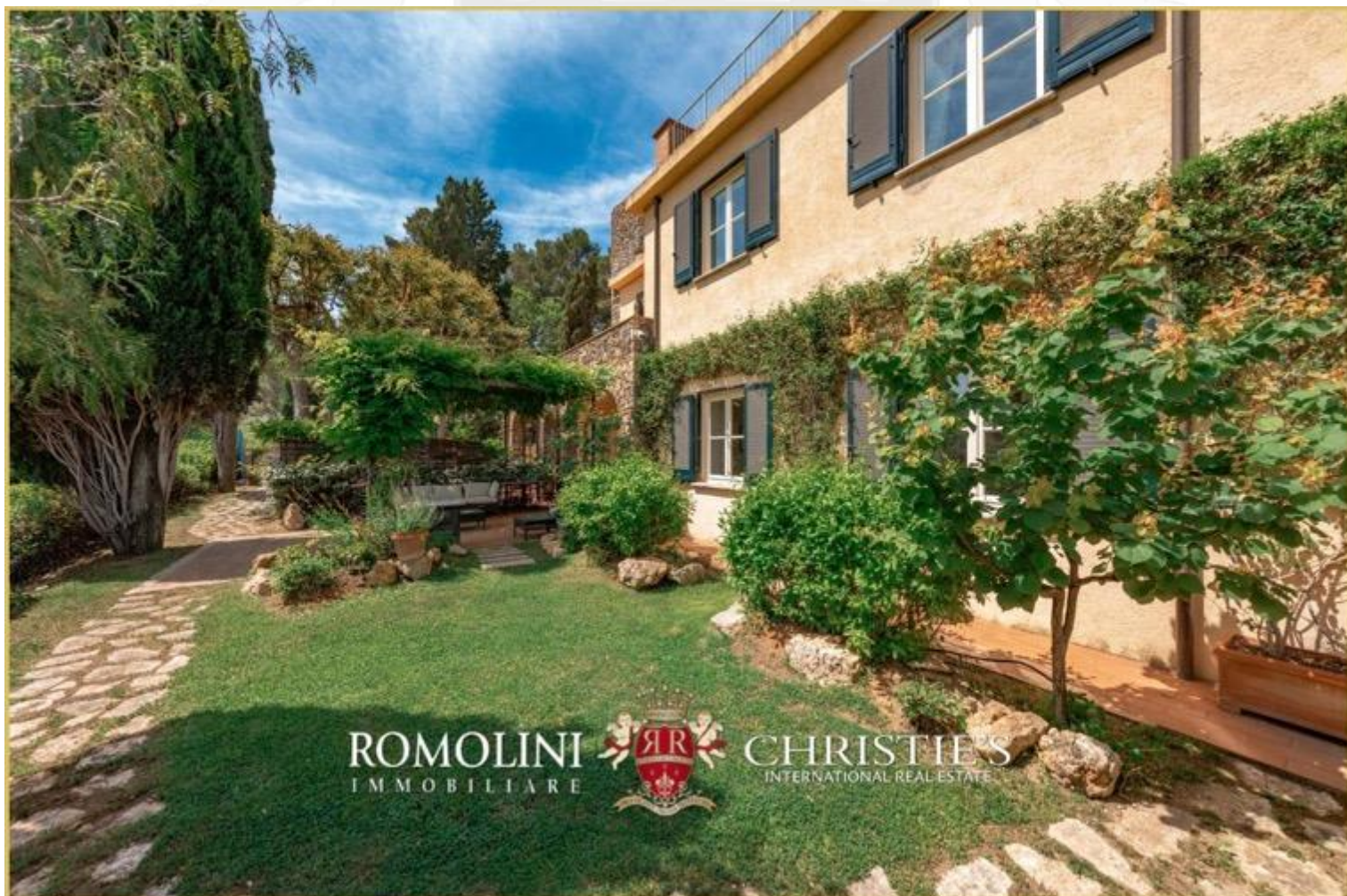
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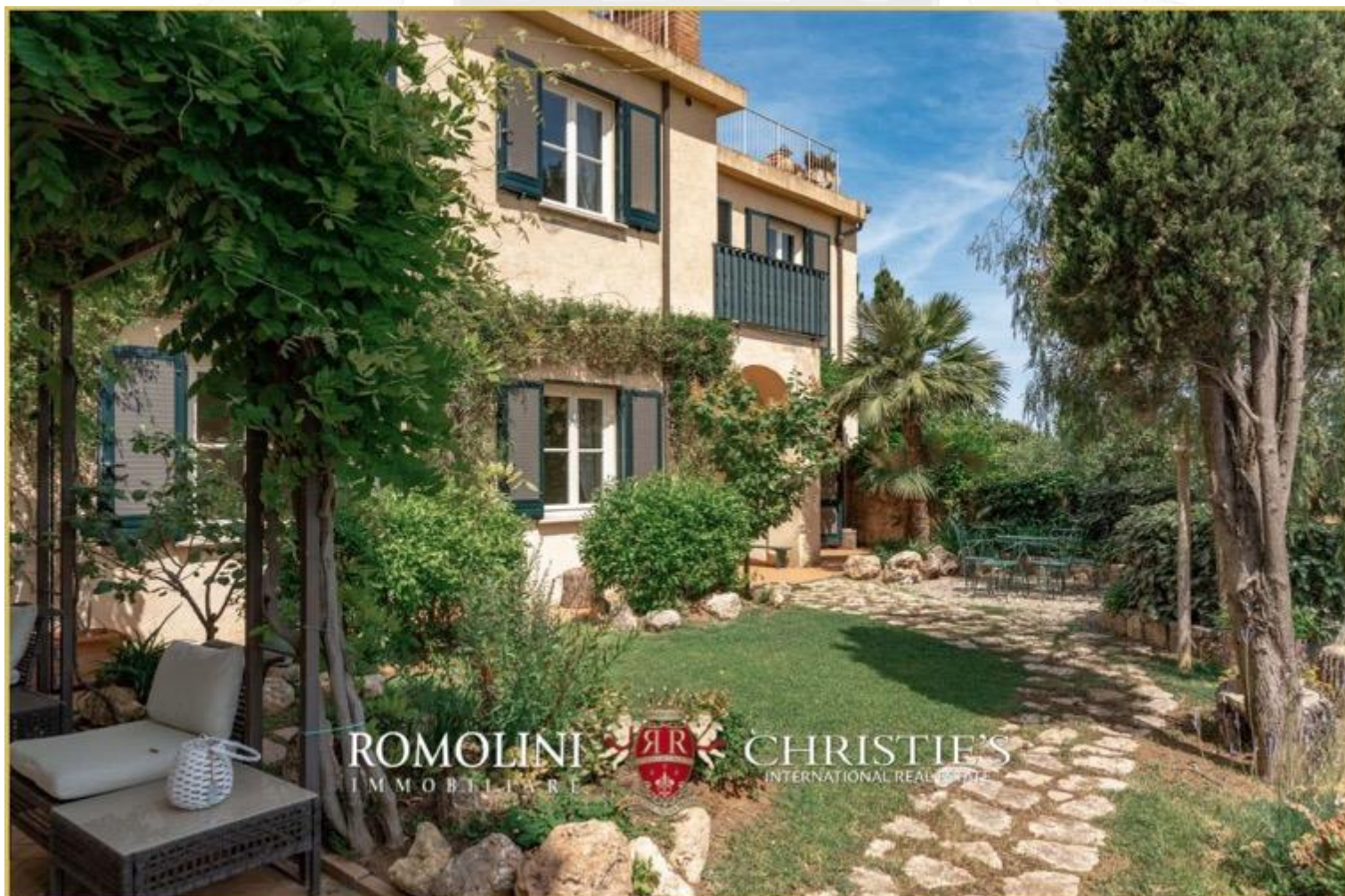


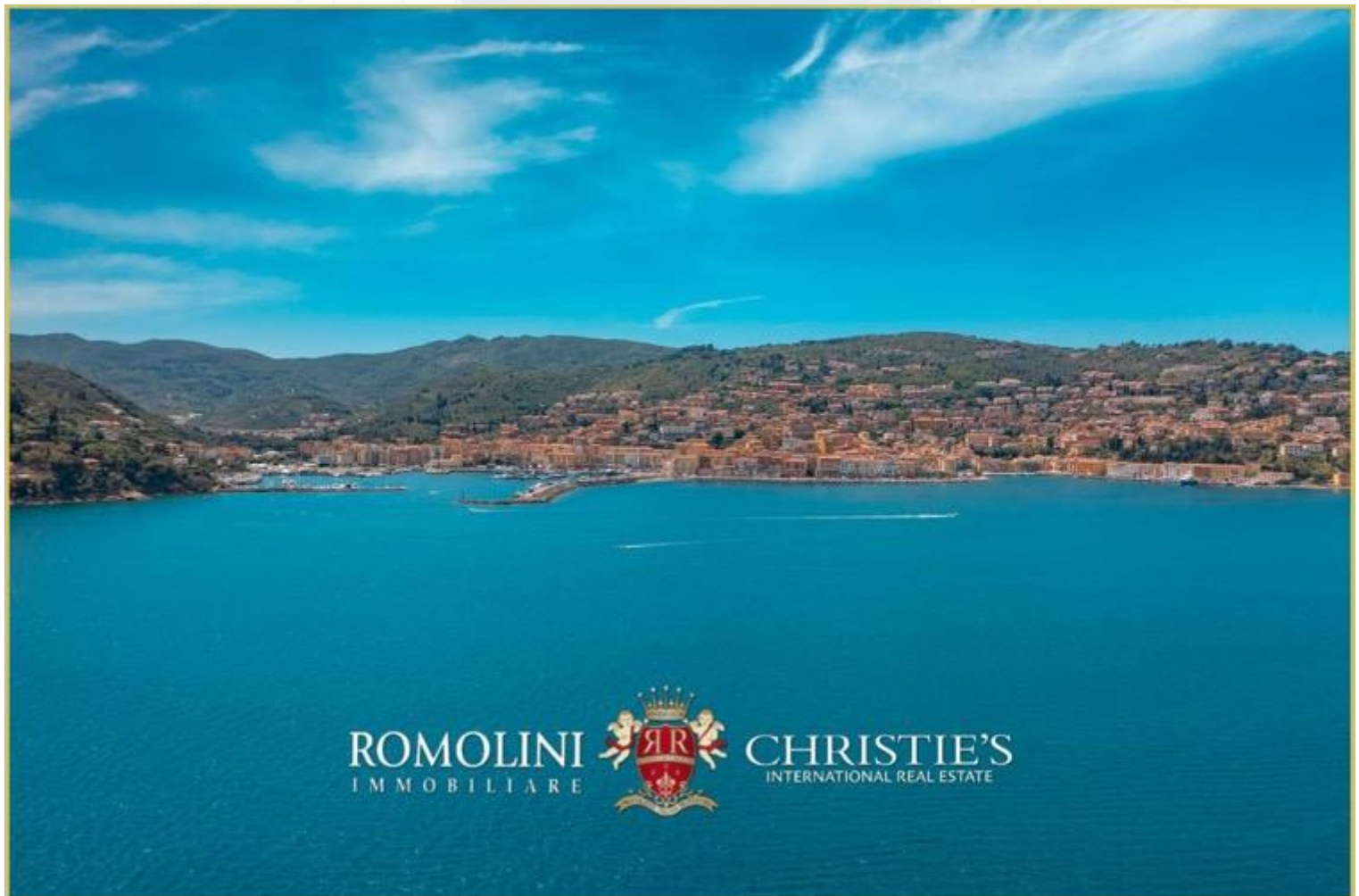
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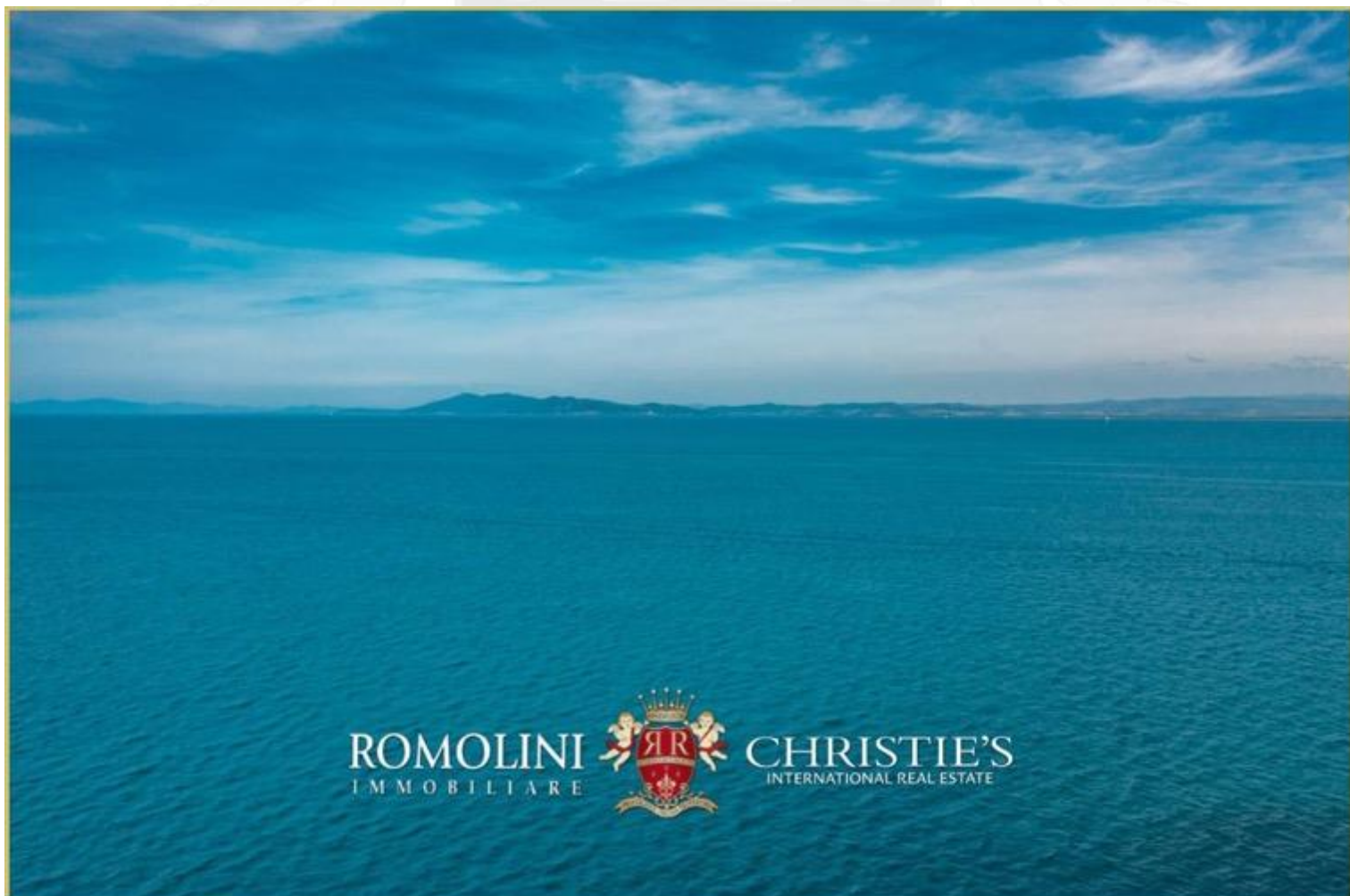
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